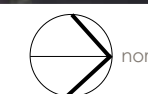


915 e spruce street

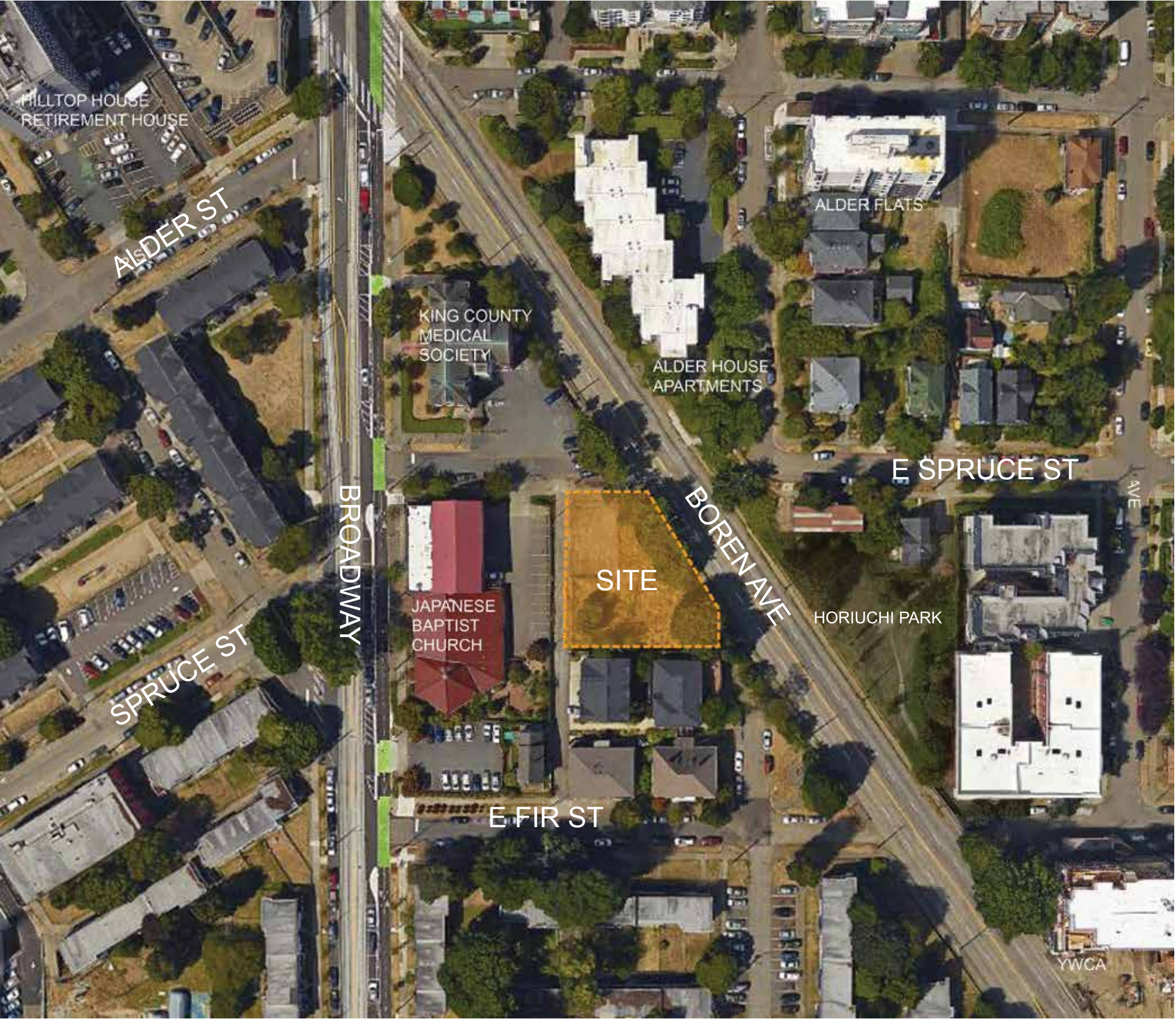
Early Design Guidance

May 4, 2016

DPD Project # 3022495



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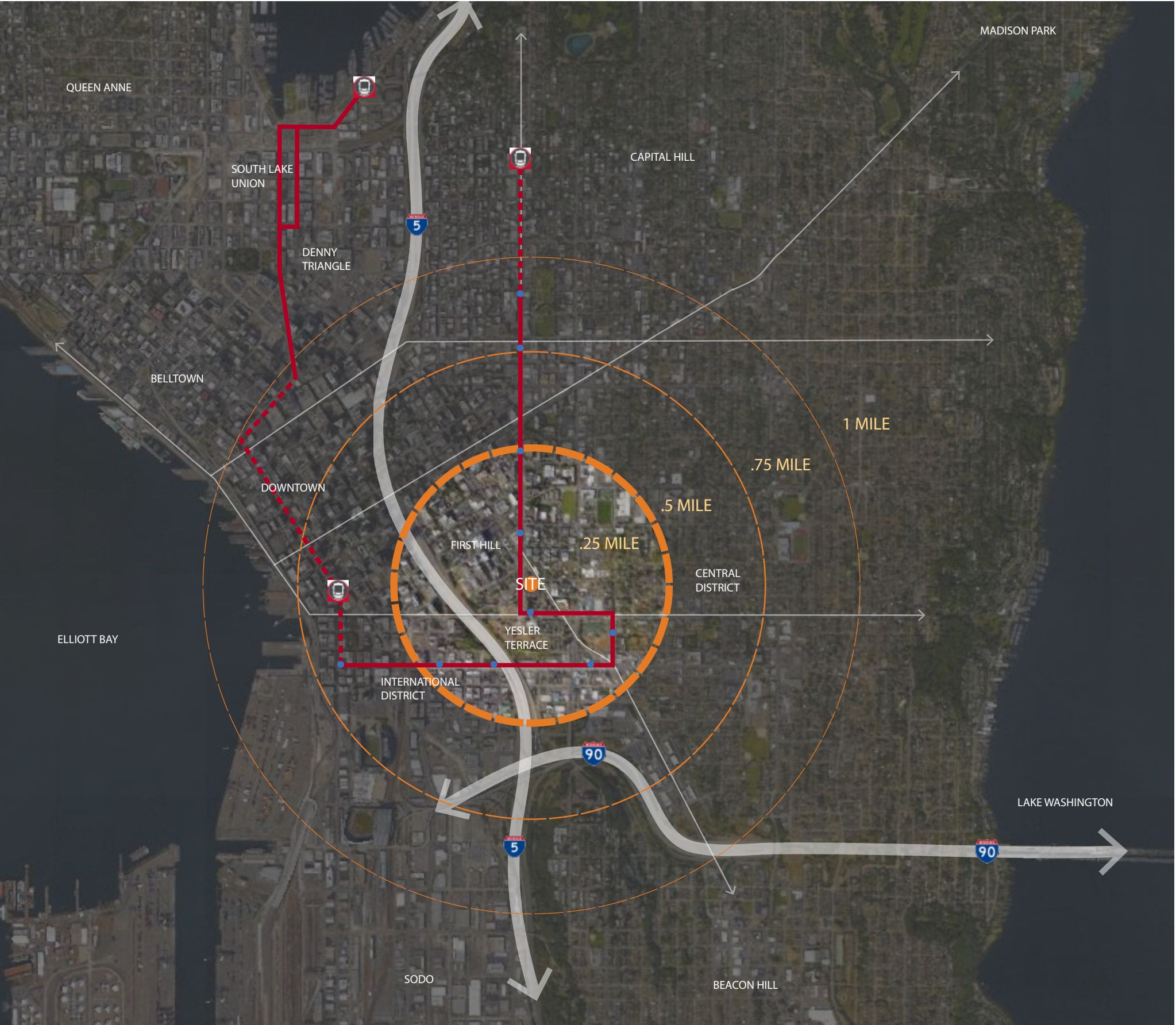
SITE AREA: 12,200 sf **3**

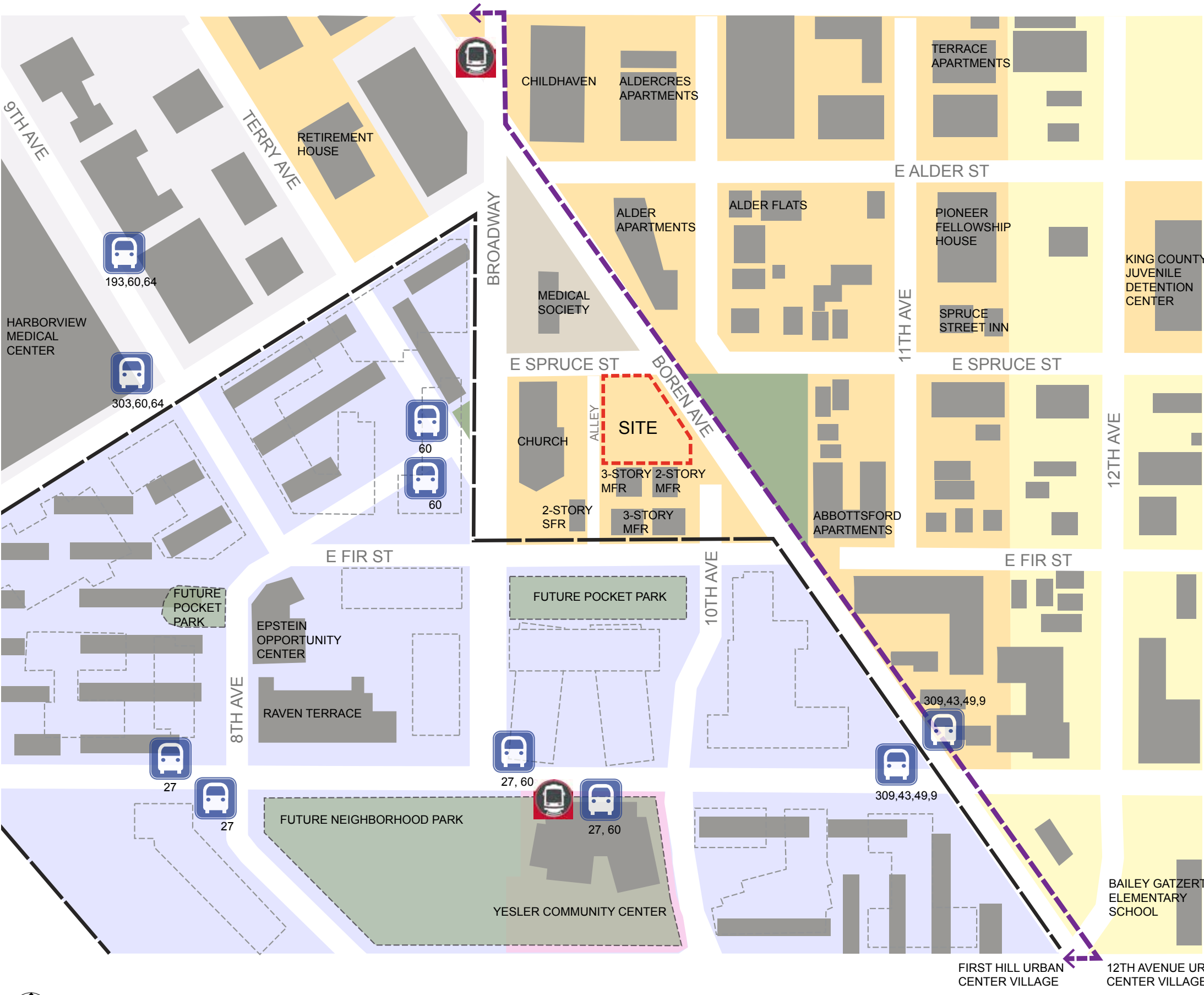
ZONING: Midrise with First Hill Urban Center Village and Frequent Transit Corridor overlays

PROJECT DESCRIPTION:
Proposal for a new 75-unit residential building 7 stories above grade with rooftop amenity area. No on-site parking is proposed due to proximity of transit service

SUMMARY OF DEVELOPMENT STANDARDS:			
Height limit:	Required:	75' maximum (with low-income incentive bonus)	
	Proposed:	67.15'	
Parking:	Required:	No parking required in urban village within 1,320 ft of frequent transit. (SMC 23.54.015)	
	Proposed:	No on-site parking	
FAR:	Required:	4.25 (with low-income incentive bonus) max	
	Proposed:	$4.25 \times 12,200 = 51,850$ sf	
Setbacks:	Required:	Front (Boren): 5' min, 7' avg Side: 5' min, 7' avg up to 42' height/ 7' min, 10' avg above 42' Rear (alley): 10' adjacent to alley	
	Proposed:	Front (Boren): Varies - 5' min, 44' max Side: 7' avg up to 42'/10' avg above 42' Rear (alley): 10'	
Trash:	Required:	75 units (375 sf for first 50 units, plus 4 sf x remaining units) $375 + 4 \times (25) = 475$ sf (SMC 23.54.040)	
	Proposed:	606 sf within building, adjacent to alley	
Amenity Area:	Required:	5% of gross floor area = $0.05 \times 52,494$ gsf = 2,625 sf	
	Proposed:	5% of gross floor area on rooftop deck = 2,625 sf or greater	
Landscaping:	Required:	Green Factor of 0.5 or greater	
	Proposed:	Green Factor of 0.5 or greater	



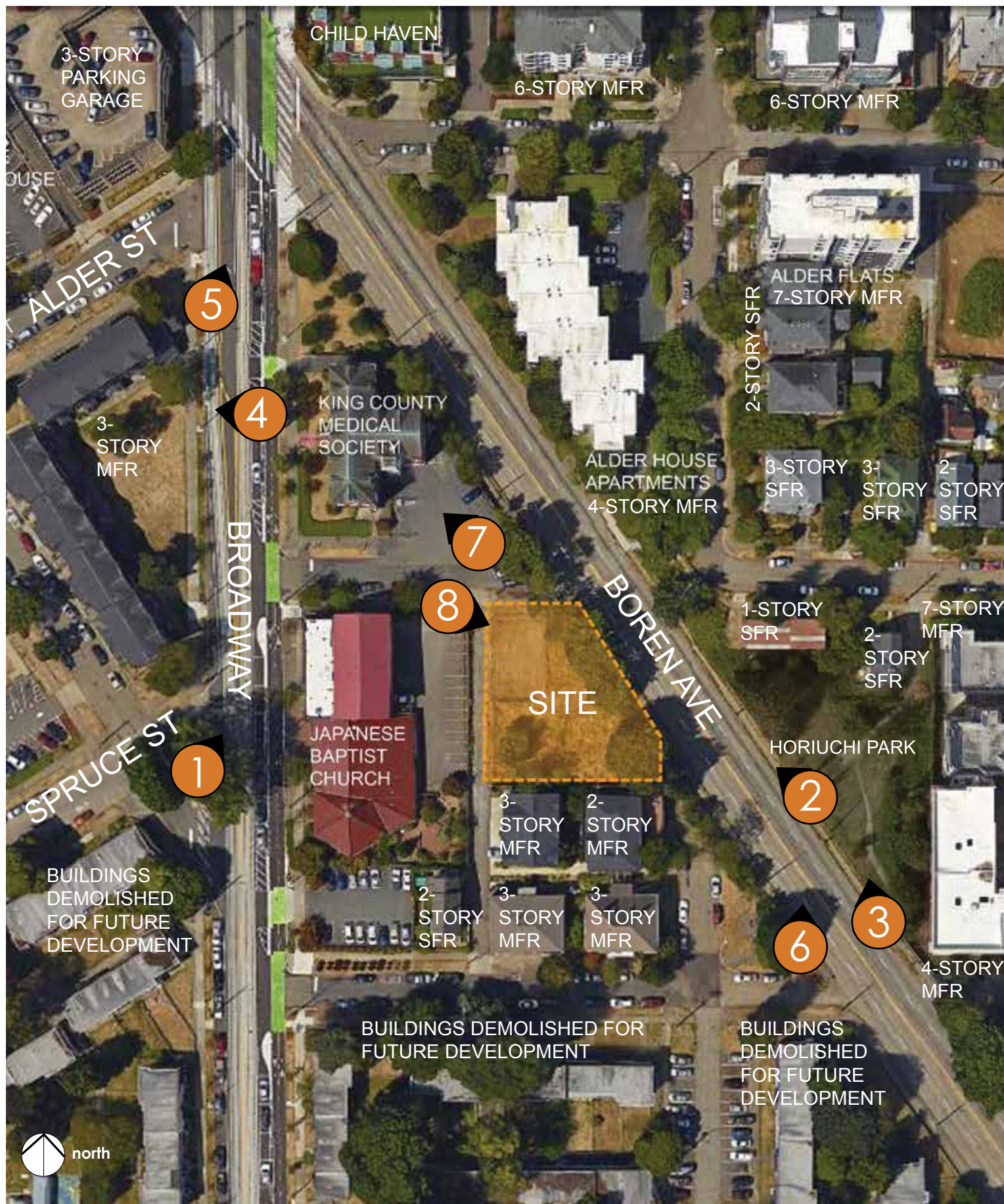




ZONING KEY

- PROJECT SITE
- EXISTING BUILDING
- MR
- MPC-YT
- NC3P-65
- LR3
- C2-65
- MIO-105-MR
- NC2-65
- OPEN SPACE (PARK OR COMMUNITY GARDEN)
- FUTURE OPEN SPACE
- URBAN VILLAGE BOUNDARY
- YESLER TERRACE MASTER PLANNED COMMUNITY BOUNDARY
- FUTURE YESLER TERRACE BUILDING / DEVELOPMENT





1 Looking northeast from Broadway to church adjacent to project site



2 Looking northwest from Boren toward project site



3 Looking north from Boren Ave to Horiuchi Park



4 Looking west across Broadway



5 Looking north on Broadway



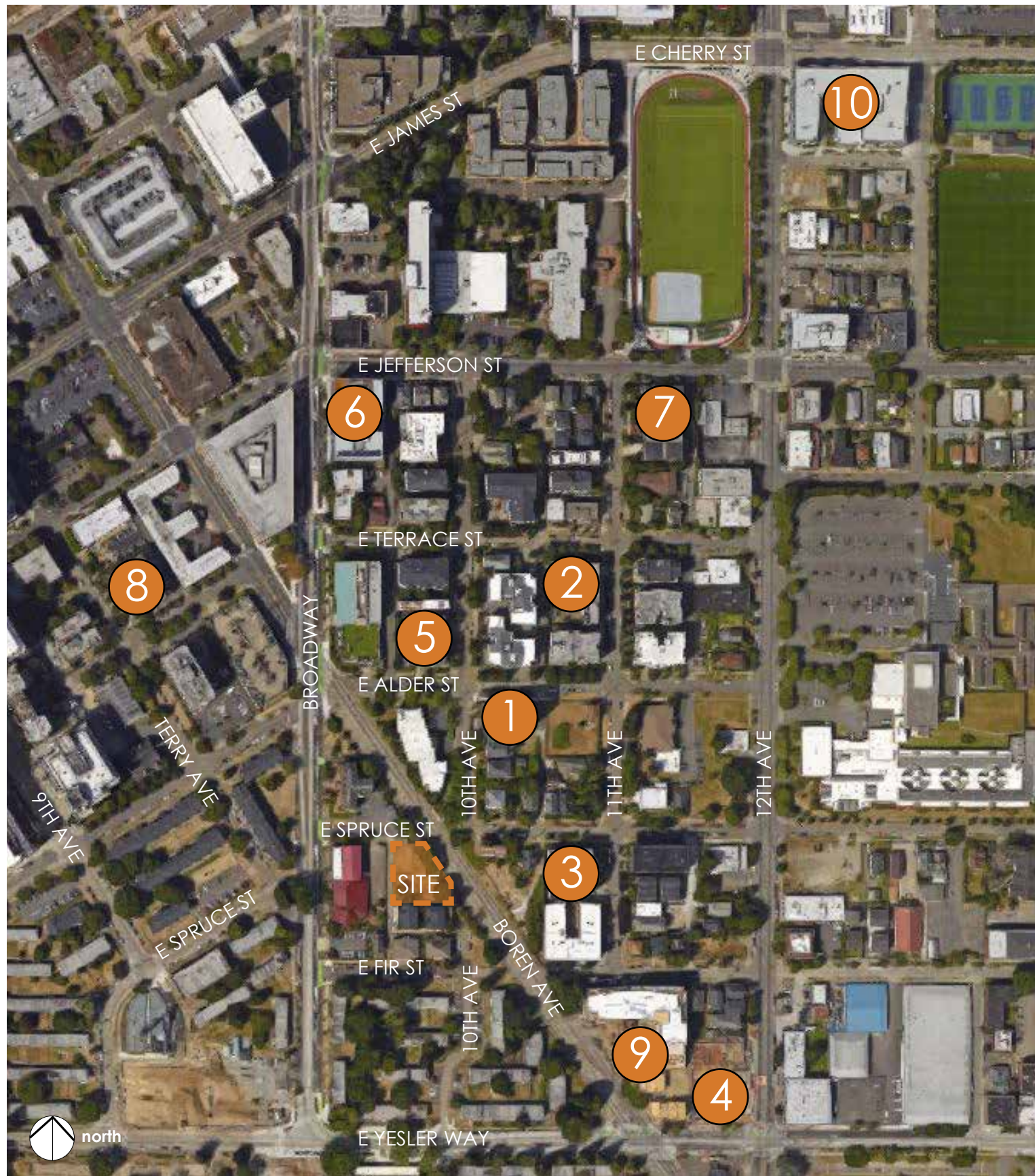
6 Looking south from Boren Ave



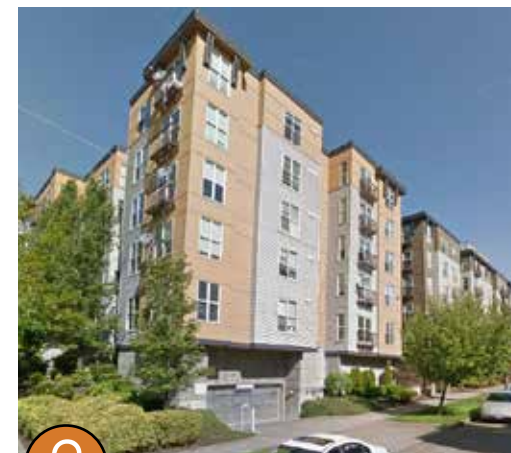
7 Looking northwest from project site



8 Looking southeast from E Spruce St to project site



1 Alder Flats



2 Vantage Off Broadway



3 Clearwater Apartments



4 Anthem on 12th



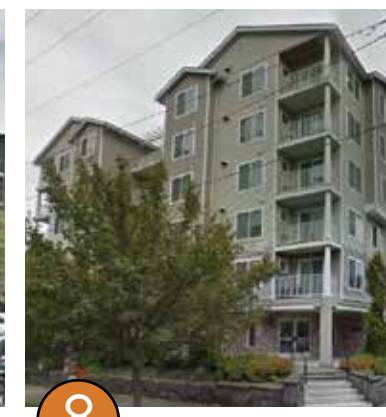
5 Aldercrest Apartments



6 Barclay Broadway



7 Epic Condominium



8 Portico on Terrace



9 Kebero Court



10 The Douglas



■ Housing
 ■ Neighborhood Amenity
 ■ Future Phase

Yesler Terrace Redevelopment Plan
Image Courtesy of SeattleHousing.org



Raven Terrace - Recently Completed



Yesler Terrace 10th Ave Hill Climb
Image Courtesy of GGLO



Yesler Terrace Redevelopment Sketch
Image Courtesy of SeattleHousing.org



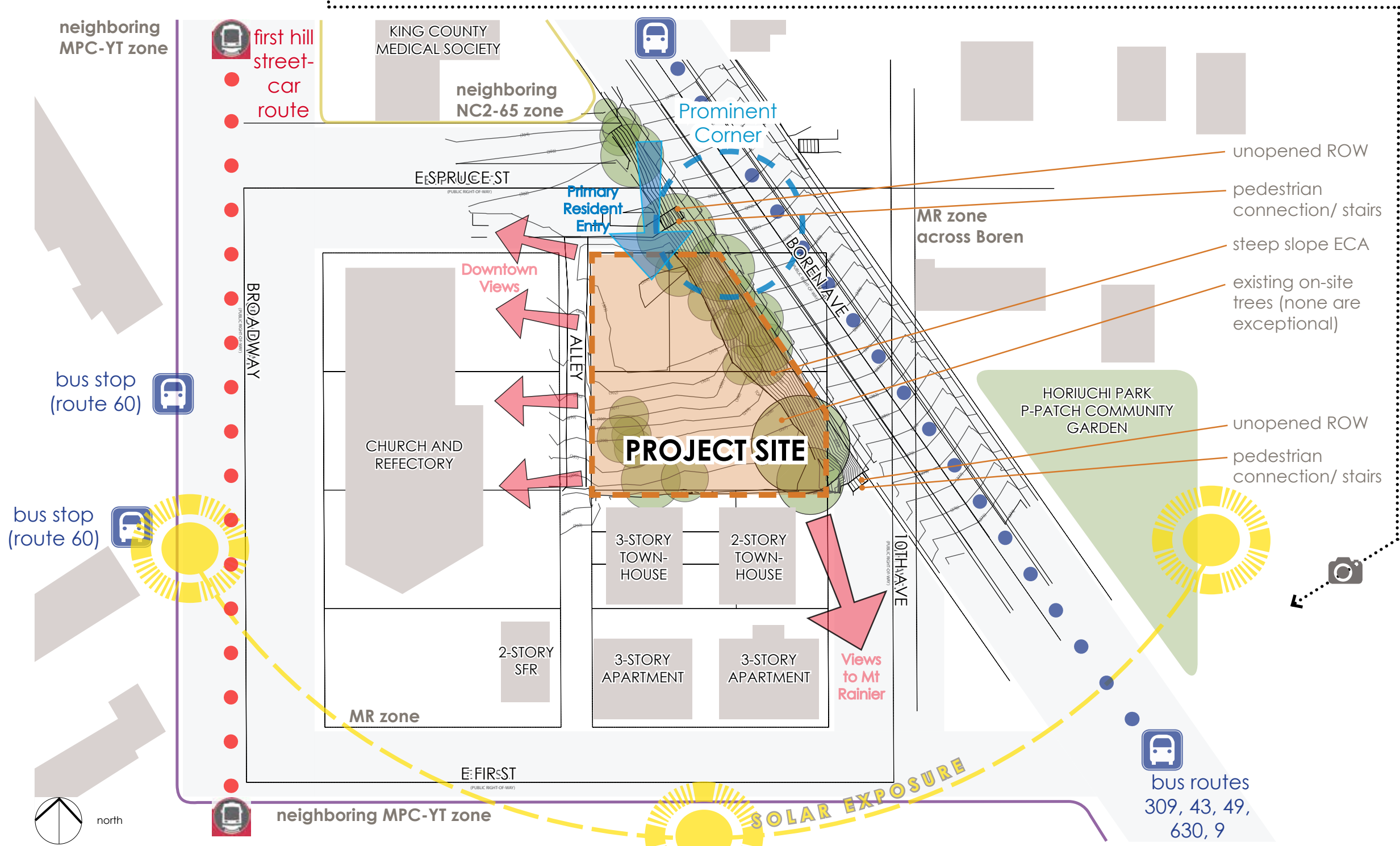
Yesler and Broadway Development Proposal
Image Courtesy of Runberg Design Group



Yesler Terrace Master Plan Aerial View
Image Courtesy of GGLO

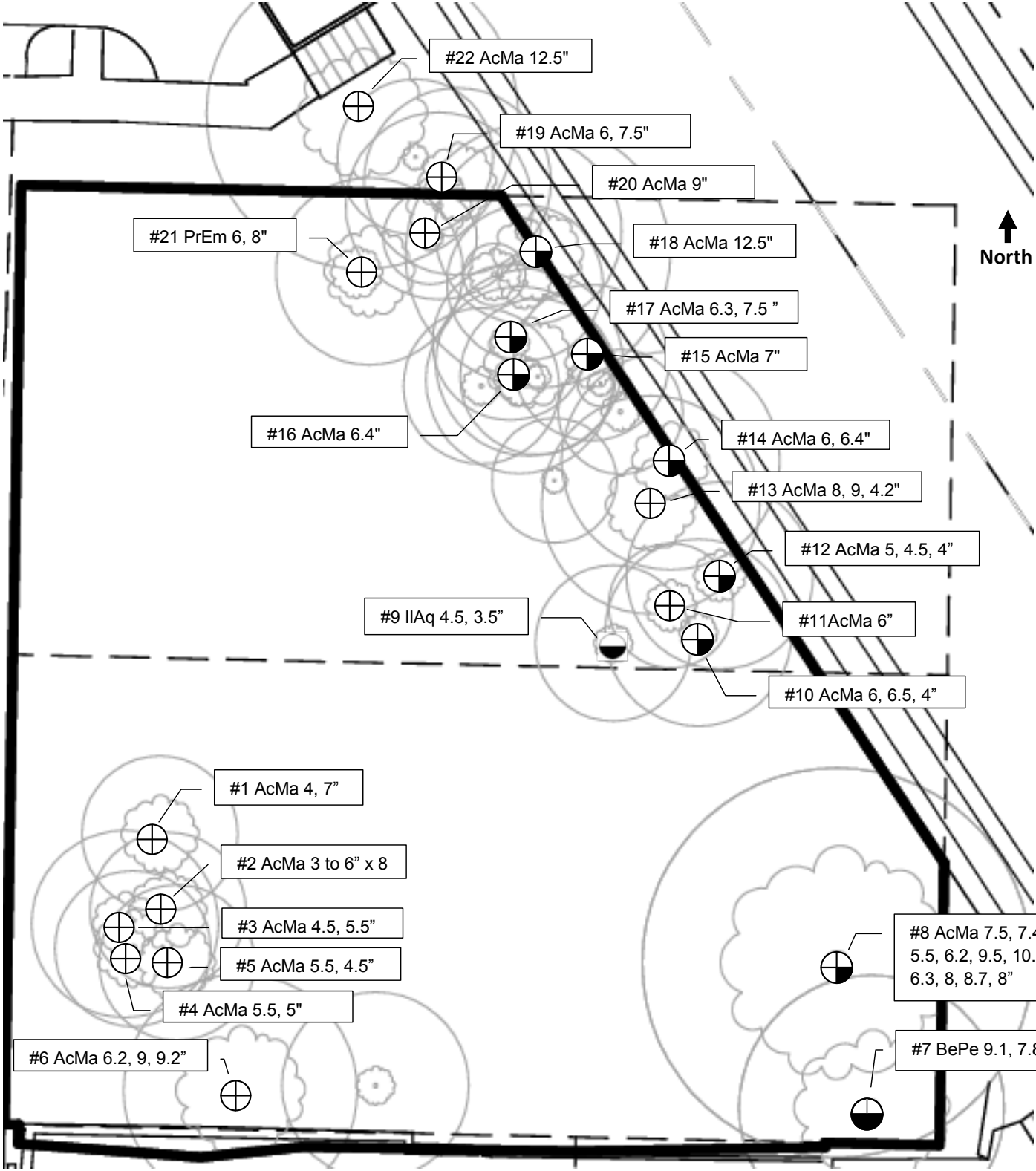


Yesler and Broadway Development Proposal
Image Courtesy of Runberg Design Group



TREE HEALTH ASSESSMENT SUMMARY:

According to the assessment prepared by Urban Forestry Services, Inc, there are no trees that have been deemed Exceptional or Tree Grove as defined by Seattle DCI. The trees onsite are primarily in hazardous or poor condition. Some of the issues indicate poor soil quality in the steep sloped area, which is likely to affect future plantings. The assessment notes that the majority of the trees are in advanced stages of decline and physical failure with trunk decay, trunk failures and branch failures. Additionally, some of the trees on the steep slope have begun to break up and fail, including a dead branch hanging in the communication lines along Boren Avenue.



Shelter Holdings, LLC
915 E. Spruce St. Project

Tree Assessment Site Plan

KEY
Tree# / Name / Diameter

AcMa = *Acer macrophylla* Big leaf maple
BePe = *Betula pendula* European white birch
IIAq = *Ilex aquifolium* English holly, variegated
PrEm = *Prunus emarginata* Bitter cherry

* Trees appearing on the survey but not numbered are less than 6-inch diameter at 4.5-feet above grade.

PRESERVATION VALUE SYMBOLS

EXCEPTIONAL PER SEATTLE DPD

SPECIAL, UNIQUE SPECIES, SPECIMEN OR FORM. SAVE.

HIGH, GOOD QUALITY, CHARACTER TREE. SAVE IF POSSIBLE.

MODERATE, COMMON SPECIES, FAIR CONDITION. MAY NEED SPECIAL ATTENTION TO PRESERVE.

LOW, POOR SPECIMEN OR SPECIES. HIGH MAINTENANCE OR SOME CAUTION IF RETAINED.

HAZARD OR DEAD. TREE IS DEAD OR IN VERY POOR CONDITION AND SHOULD BE REMOVED.

Urban Forestry Services, Inc.

15119 McLean Road
Mount Vernon, WA 98273
360-428-5810
February 2016



Seattle University



Epstein Opportunity Center



Promotion of local goods and entertainment
(example: Capitol Hill Broadway Farmers Market)



Availability of transit and bicycle lane network



Proximity to Community Institutions



Yesler Community Center



Eclectic mix of neighboring building character



Yesler Terrace P-Patch



Horiuchi Park and P-Patch



Yesler Playground & Future Park

Ample green space/park network adjacent to site that is well-utilized by the community



CONTEXT & SITE

> CS1 C 2: **Elevation Changes**

Consider existing site topography when siting the building and open space and explore opportunities to respond to elevation changes in building form

> CS2 B 2: **Connection to the Street**

Identify opportunities to connect with public realm and consider quality and character of streets in siting/ designing the building

> CS3 A 4: **Evolving Neighborhoods**

Explore ways to establish a positive context for others to build on in the future



PUBLIC LIFE

> PL1 B 1: **Pedestrian Infrastructure**

Create connection between existing pedestrian network and pedestrian walkways within the site

> PL3 A 1: **Entries**

Design primary entries to be obvious, identifiable, and distinctive with clear sight lines and visual connections between lobbies and the street

> PL3 B 2: **Ground-level Residential**

Explore opportunities to provide additional privacy and security for ground level units with a greater number of transition elements and spaces

> PL4 A 2: **Connection to All Modes**

Site the primary entry in a location that connects to all major points of access



DESIGN CONCEPT

> DC1 A 1: **Visibility**

Consider locating active node of building at the visible or prominent corner

> DC2 A 2: **Reducing Perceived Mass**

Design building form and architectural features to minimize overall scale of building

> DC2 B 1: **Facade Composition**

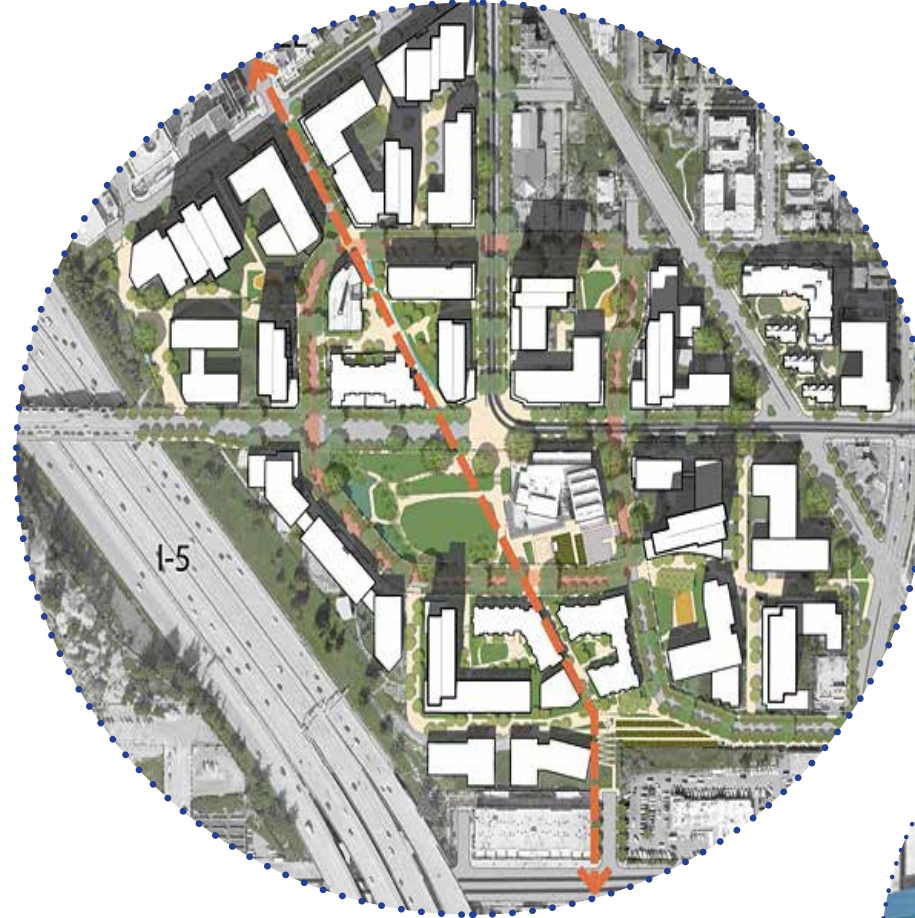
Ensure facades are attractive and well-proportioned through placement of details and patterns

> DC2 C 1: **Visual Depth and Interest of Architectural Features**

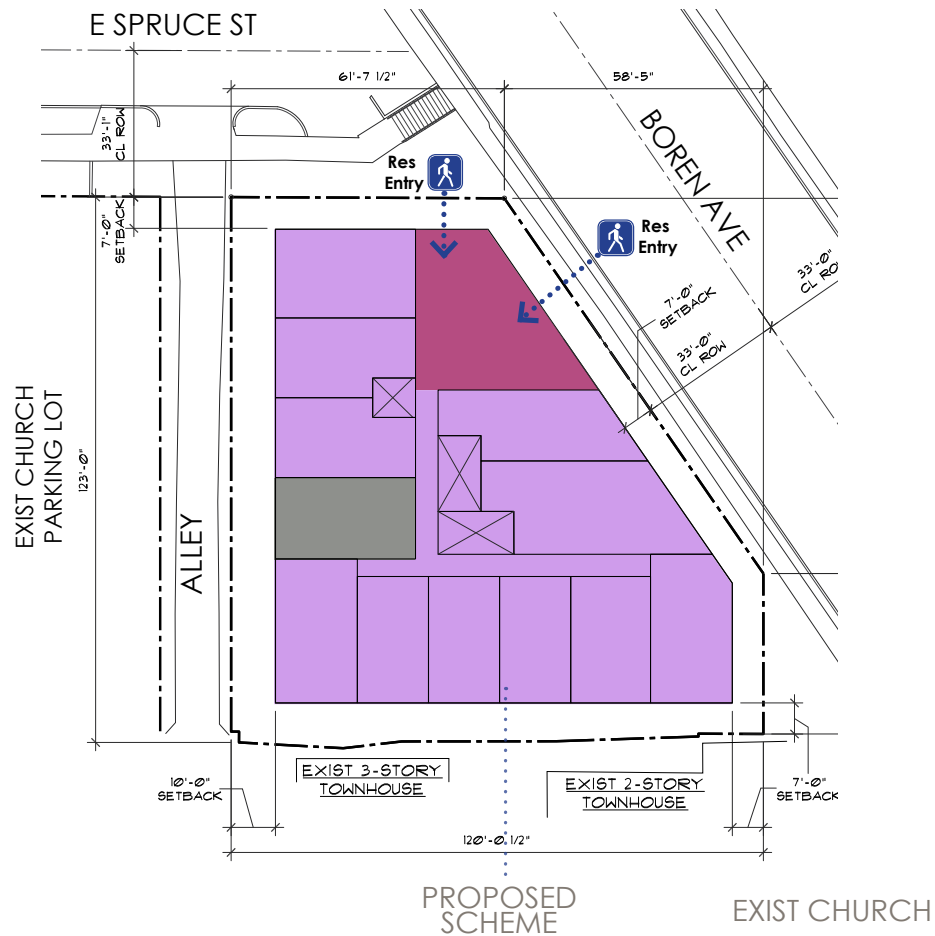
Add depth to facades where appropriate by incorporating secondary elements into the facade design

> DC2 D 2: **Texture**

Design character of the building in form, scale and materials with fine-grain scale at pedestrian level

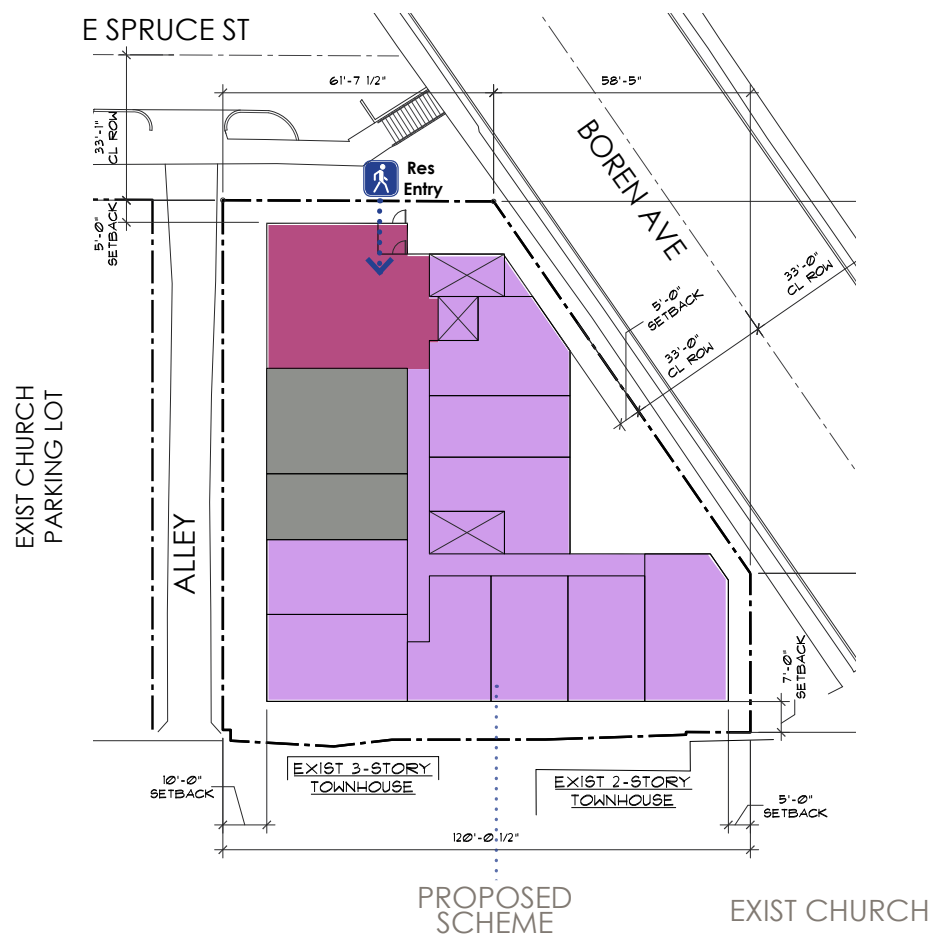


scheme **A** BLOCK



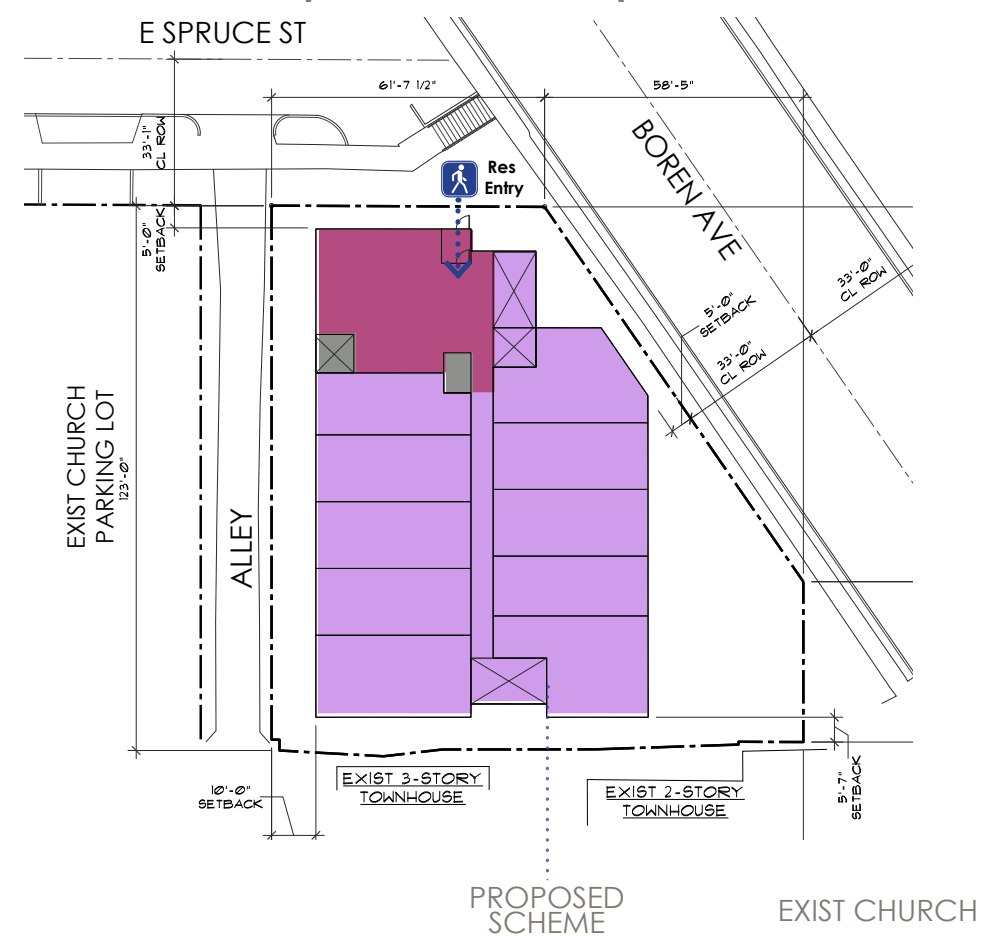
LOOKING ACROSS BOREN AVE

scheme **B** L-SHAPE



LOOKING ACROSS BOREN AVE

scheme **C** BAR [PREFERRED SCHEME]



LOOKING ACROSS BOREN AVE



PEDESTRIAN ACCESS

overview

- 6 stories + basement
- 75 units
- FAR shown = 49,890 sf (96% FAR Utilization of max 51,850 sf allowed)
 - B: 2,049 sf
 - L1-4: 8,585 sf
 - L5: 8,281 sf
 - L6: 5,220 sf

opportunities

- no departure requests required
- creates a strong street wall along Boren Ave
- pedestrian entrances off Boren and Spruce
- lobby engages Boren Ave

challenges

- large building mass
- minimal open space at street levels
- units facing townhouses at south edge of property

RESIDENTIAL

AMENITY

SUPPORT

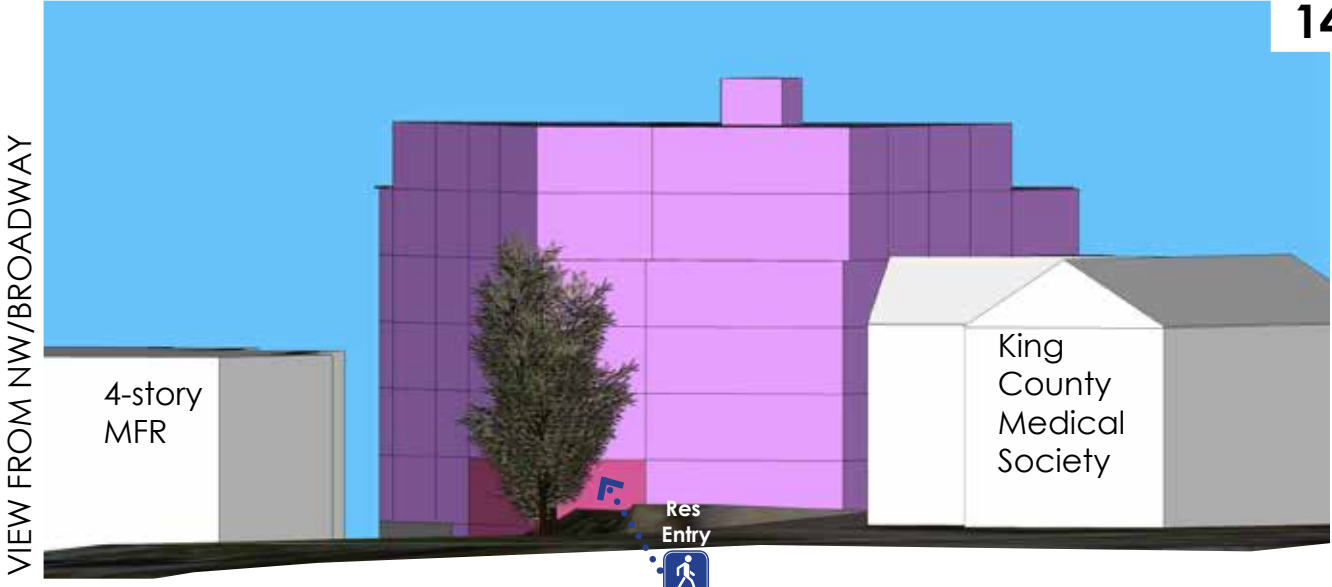
ROOF DECK



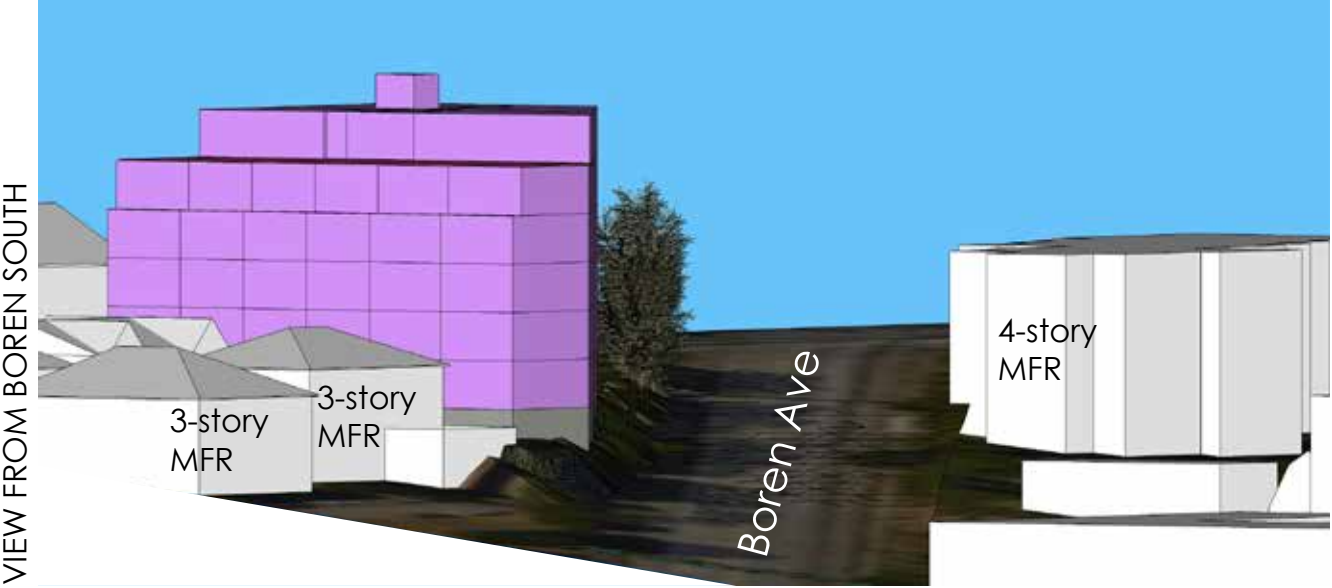
VIEW FROM SW



VIEW FROM NE



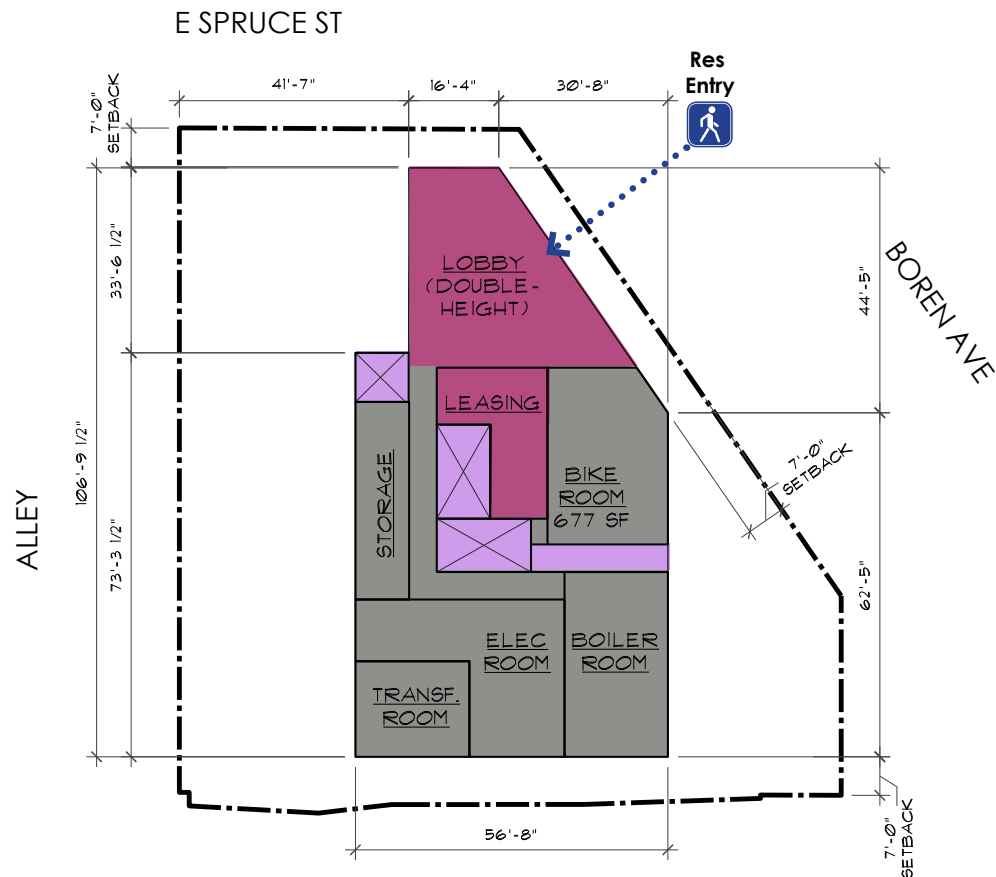
VIEW FROM NW/BROADWAY



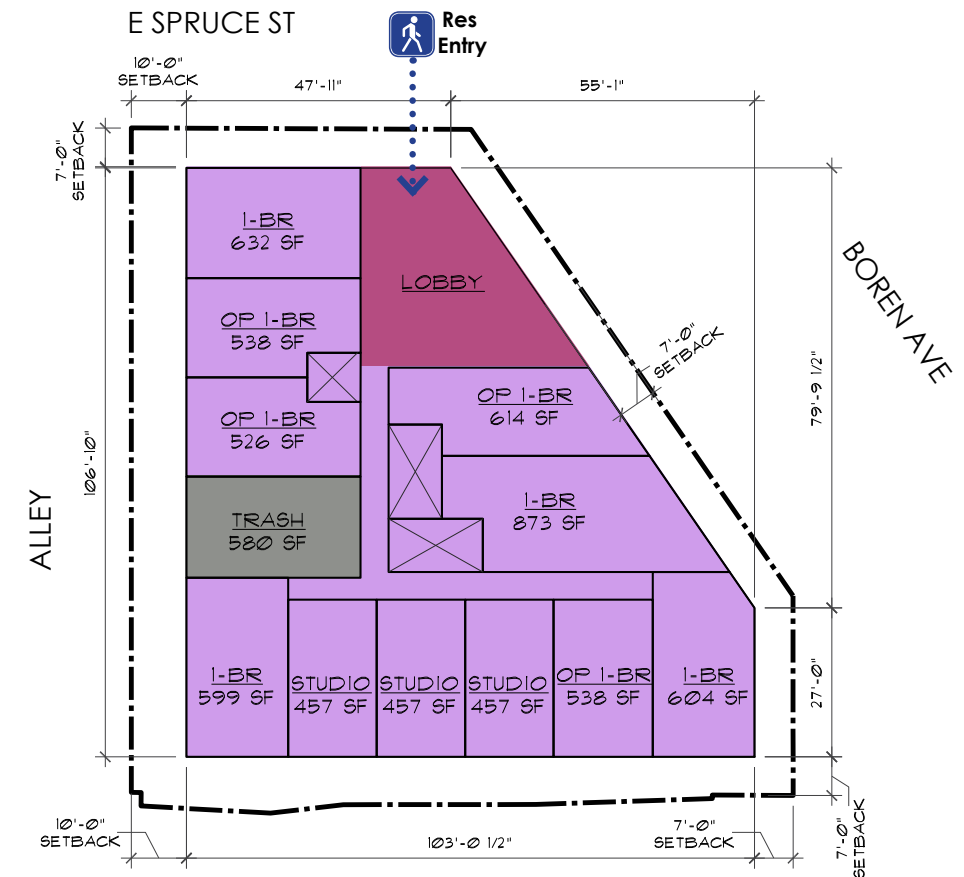
VIEW FROM BOREN SOUTH



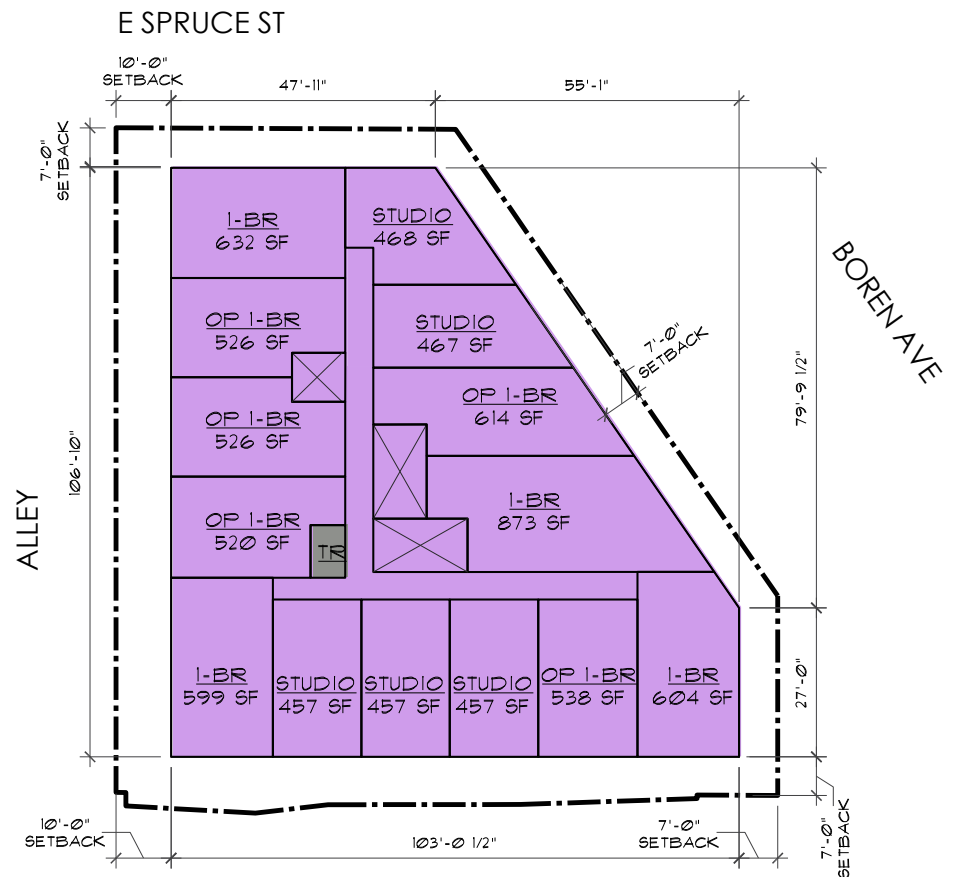
VIEW FROM BOREN NORTH



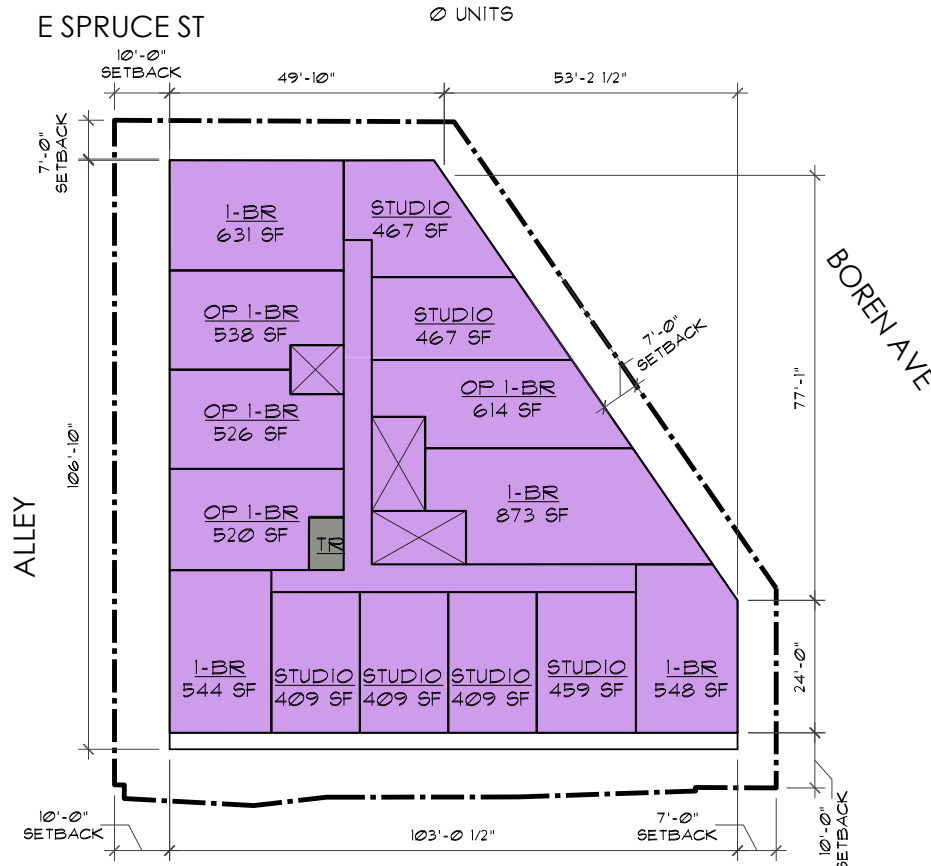
LEVEL B 5,048 GSF
2,049 SF FAR
0 UNITS



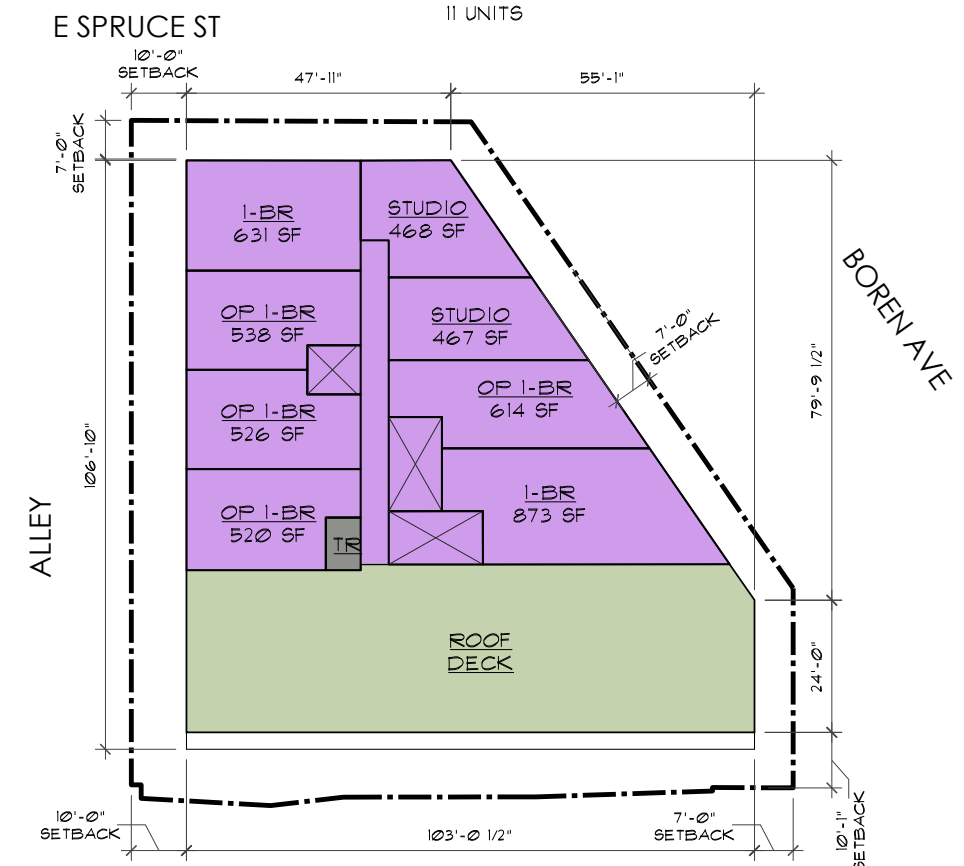
LEVEL 1 8,806 GSF
8,585 SF FAR
11 UNITS



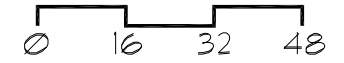
LEVELS 2-4 8,806 GSF
8,585 SF FAR
14 UNITS



LEVEL 5 8,498 GSF
8,281 SF FAR
14 UNITS



LEVEL 6 5,400 GSF
5,220 SF FAR
8 UNITS



overview

- 6 stories + basement
- 75 units
- FAR shown = 46,542 sf (90% FAR Utilization of max 51,850 sf allowed)
 - B: 2,488 sf
 - L1-4: 8,037 sf
 - L5: 7,726 sf
 - L6: 4,180 sf

opportunities

- no departure requests required
- residential courtyard off Boren
- massing relief on Boren
- north stair engages Boren

challenges

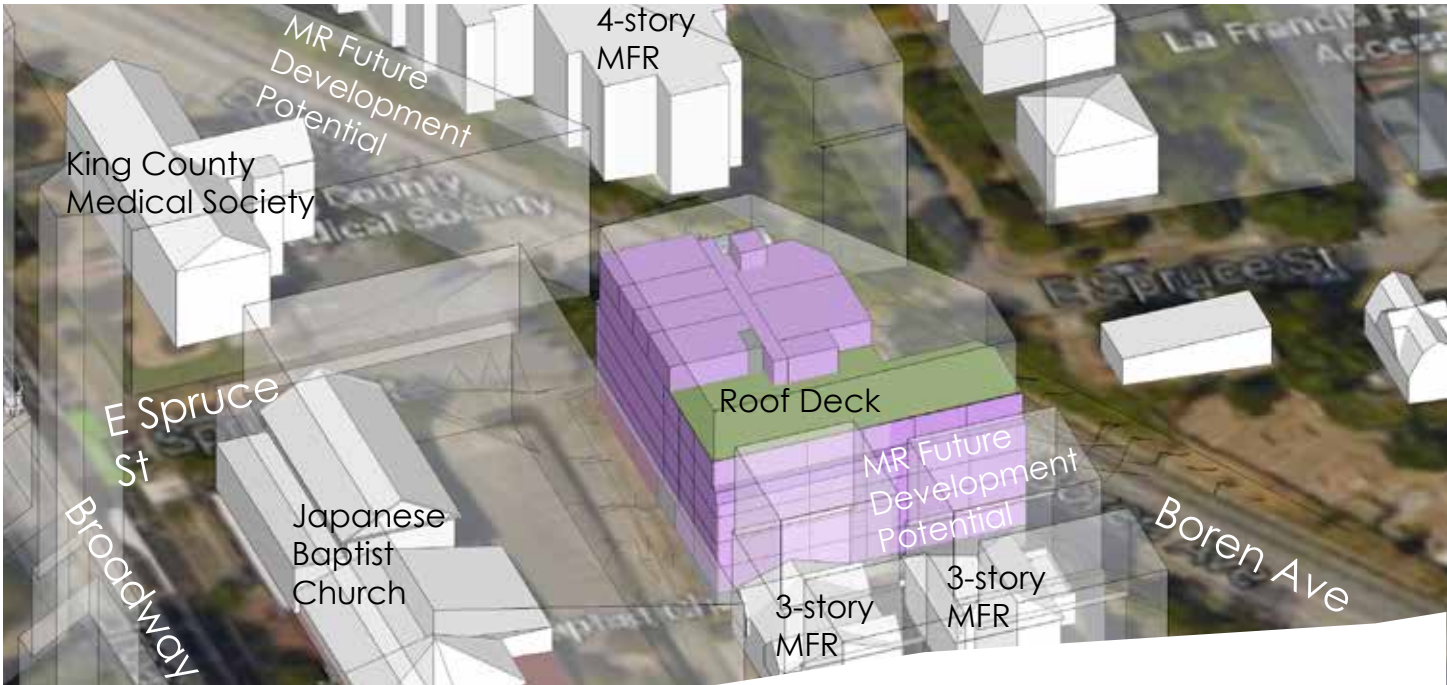
- units facing townhouses at south edge of property
- accessibility of utility spaces more difficult from Boren
- limited site area for open space at grade

RESIDENTIAL

AMENITY

SUPPORT

ROOF DECK



VIEW FROM SW

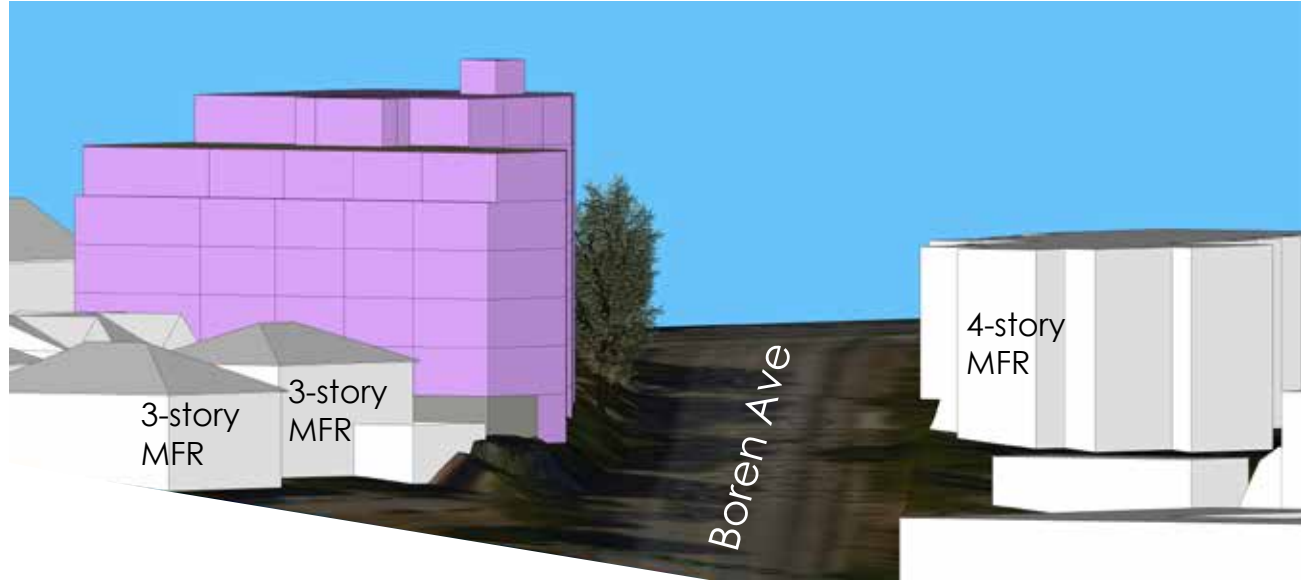


VIEW FROM NE

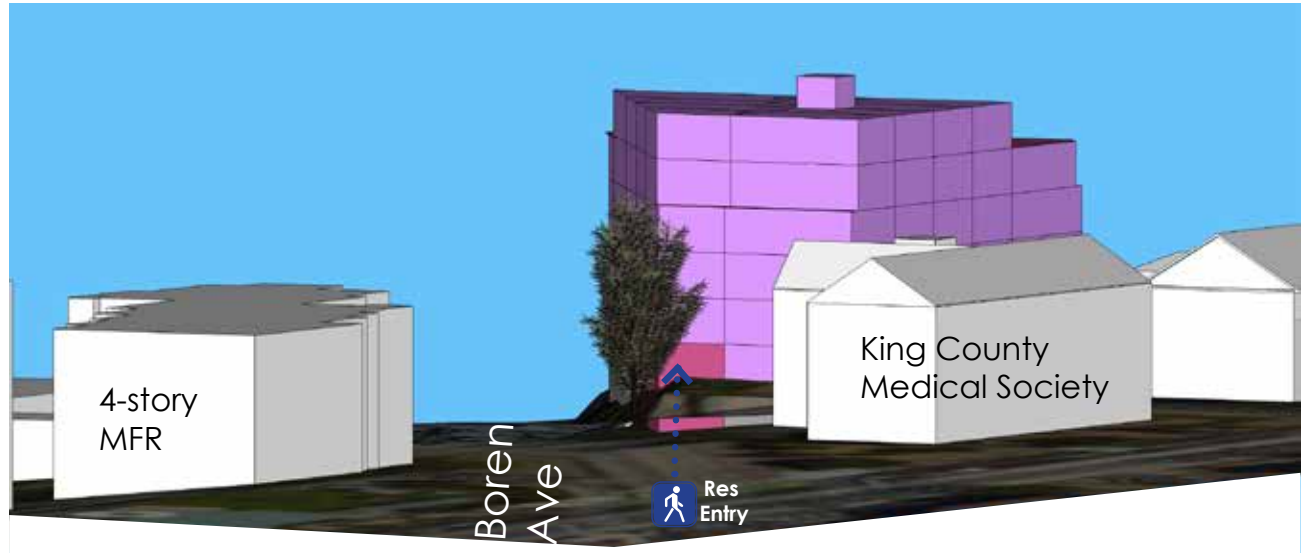
VIEW FROM NW/BROADWAY



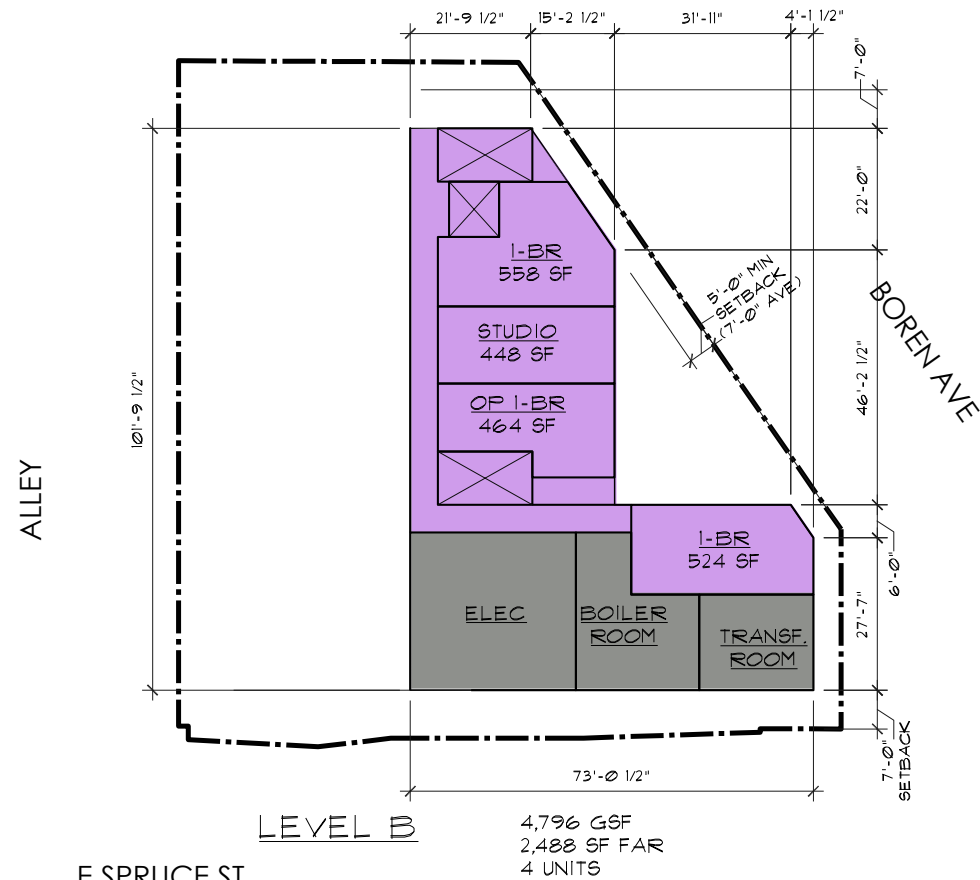
VIEW FROM BOREN SOUTH



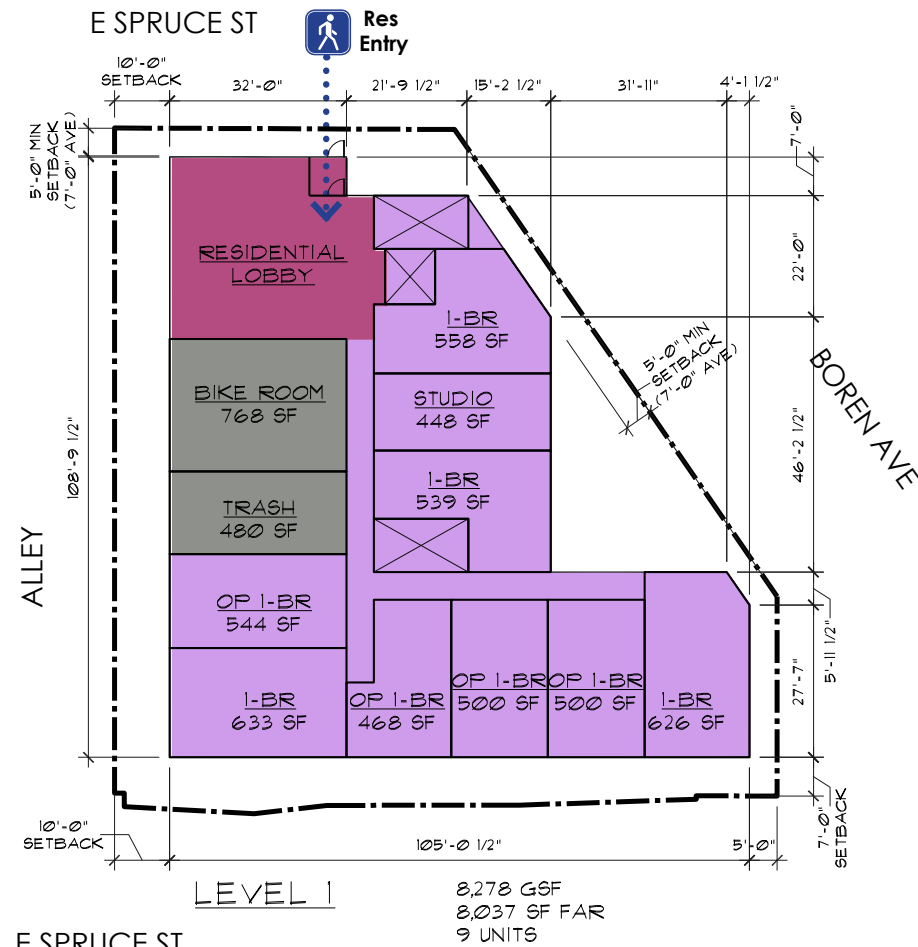
VIEW FROM BOREN NORTH



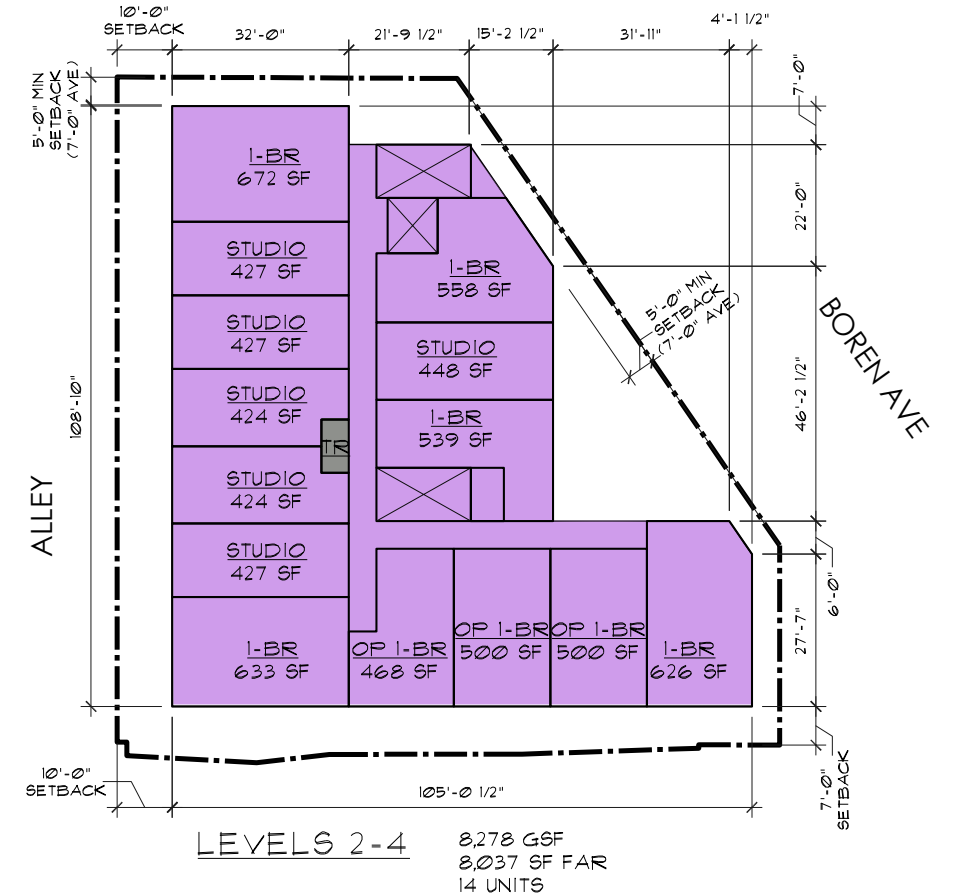
E SPRUCE ST



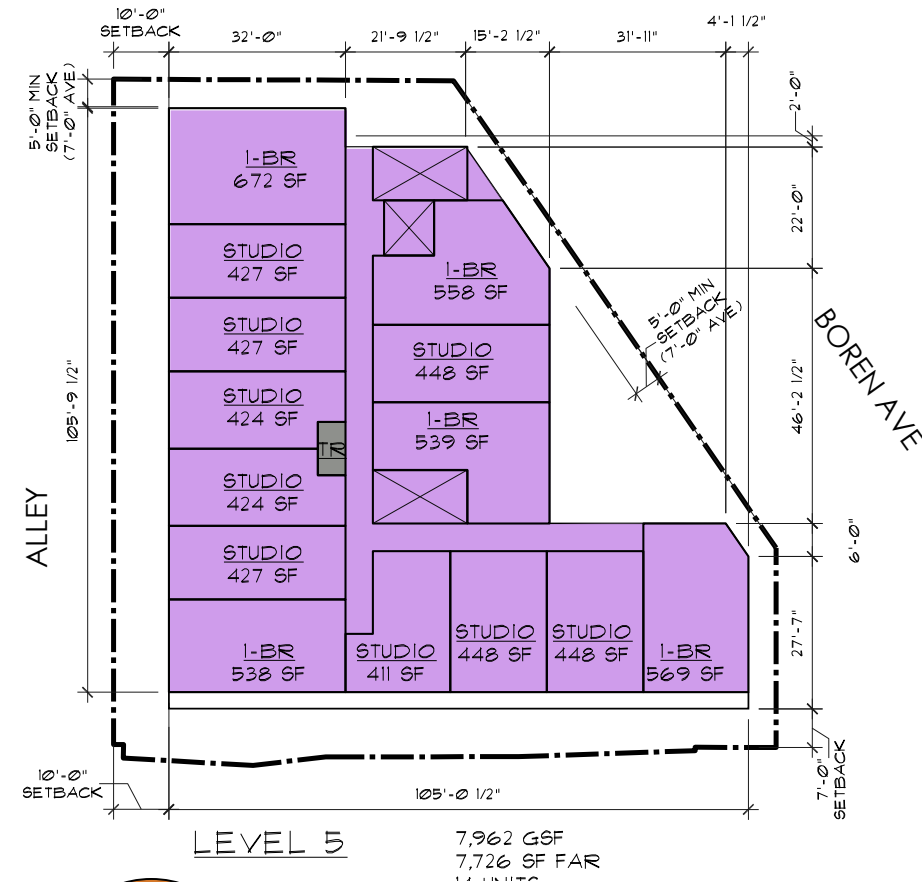
E SPRUCE ST



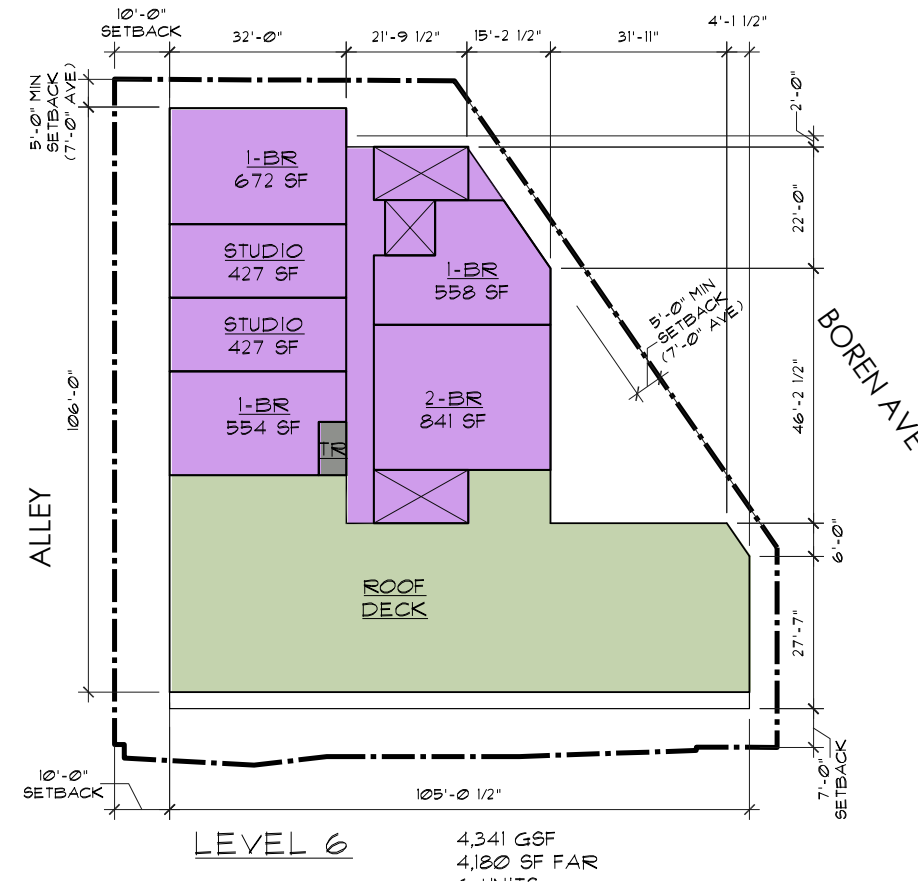
E SPRUCE ST



E SPRUCE ST



E SPRUCE ST



north

SCHEME

B

L-Shape

Shelter
HOLDINGS LLC

JOHNSTON ARCHITECTS PLLC

JA

overview

- 7 stories + basement
 - 75 units
 - FAR shown = 49,037 sf (95% FAR Utilization of max 51,850 sf allowed)
- | | |
|-------|----------|
| B: | 1,565 sf |
| L1: | 7,429 sf |
| L2-4: | 7,276 sf |
| L5-6: | 7,109 sf |
| L7: | 3,997 sf |

opportunities

- no departure requests required
- most site area for rainwater infiltration and stormwater management
- massing relief on Boren
- north stair engages Boren

challenges

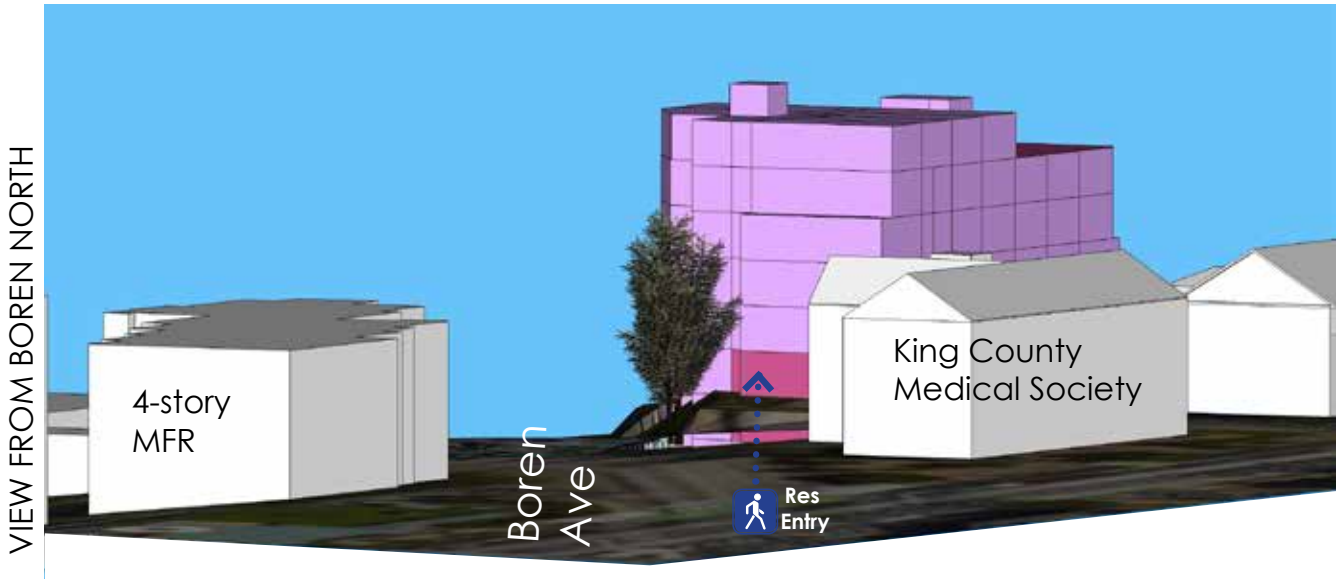
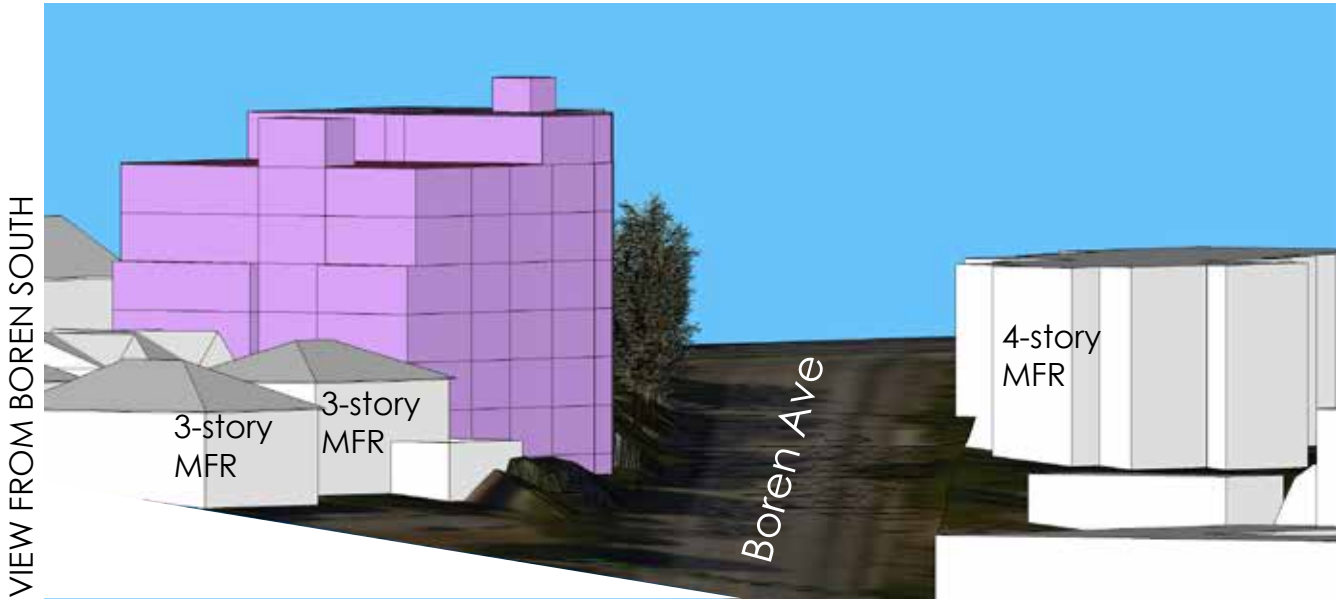
- smaller floorplates are less efficient
- internal lift required for basement trash room off alley

RESIDENTIAL

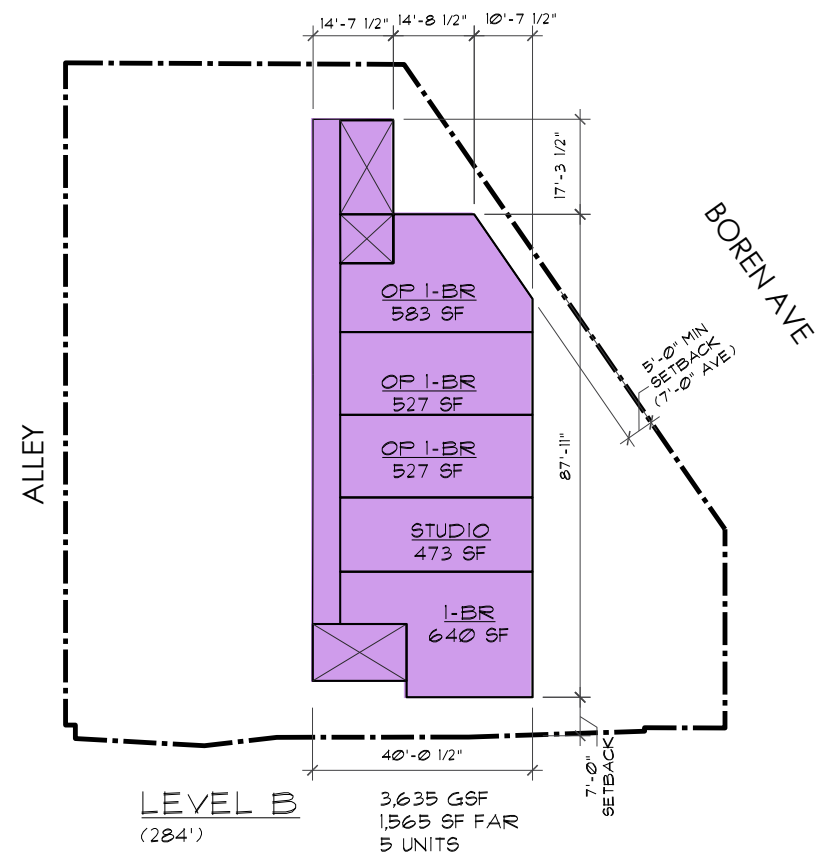
AMENITY

SUPPORT

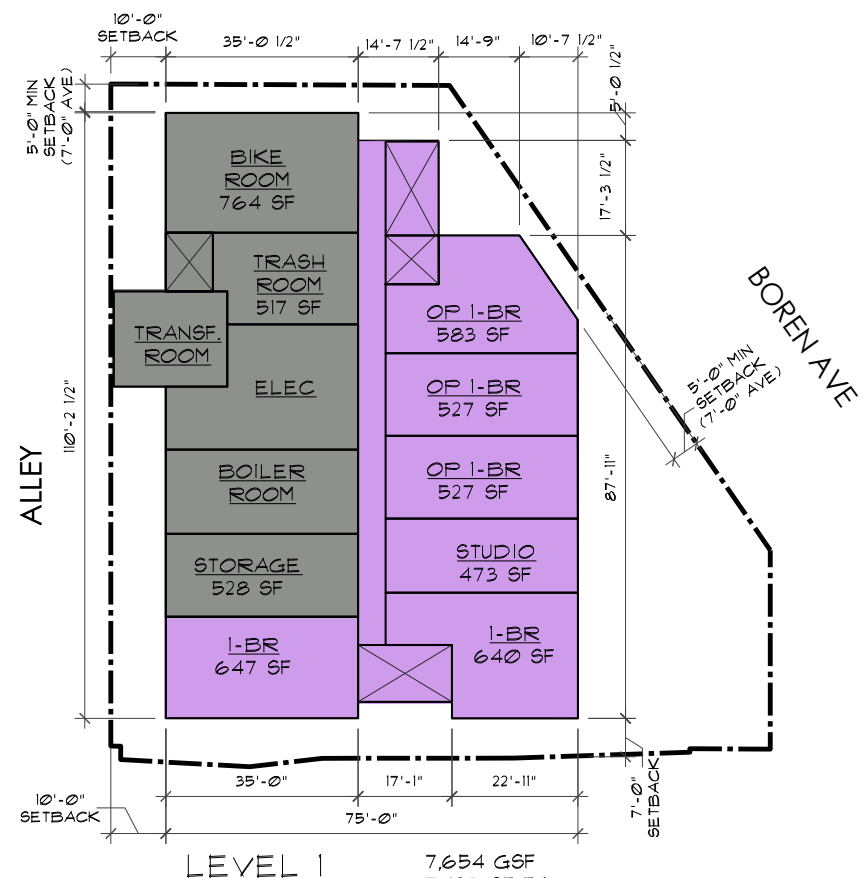
ROOF DECK



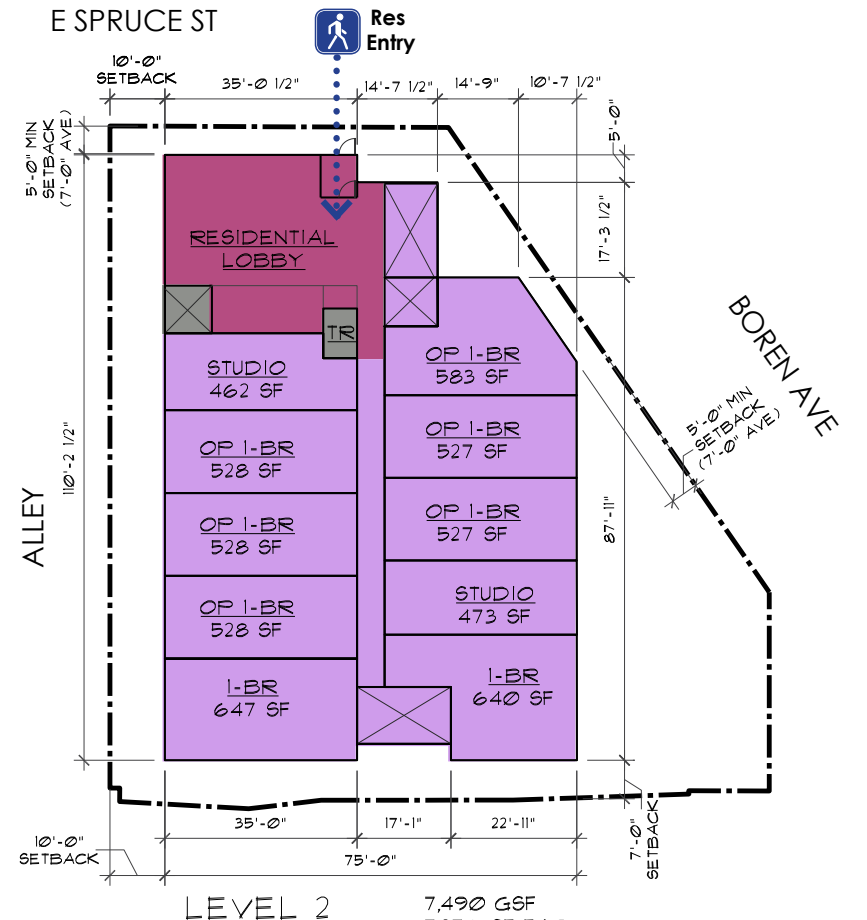
E SPRUCE ST



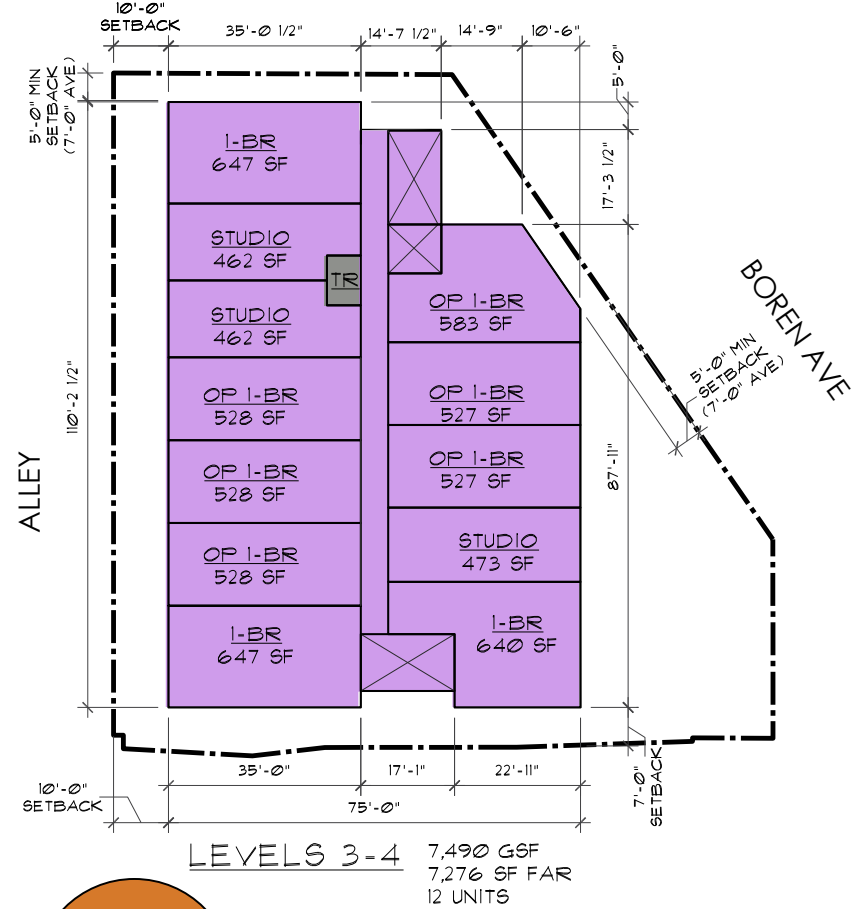
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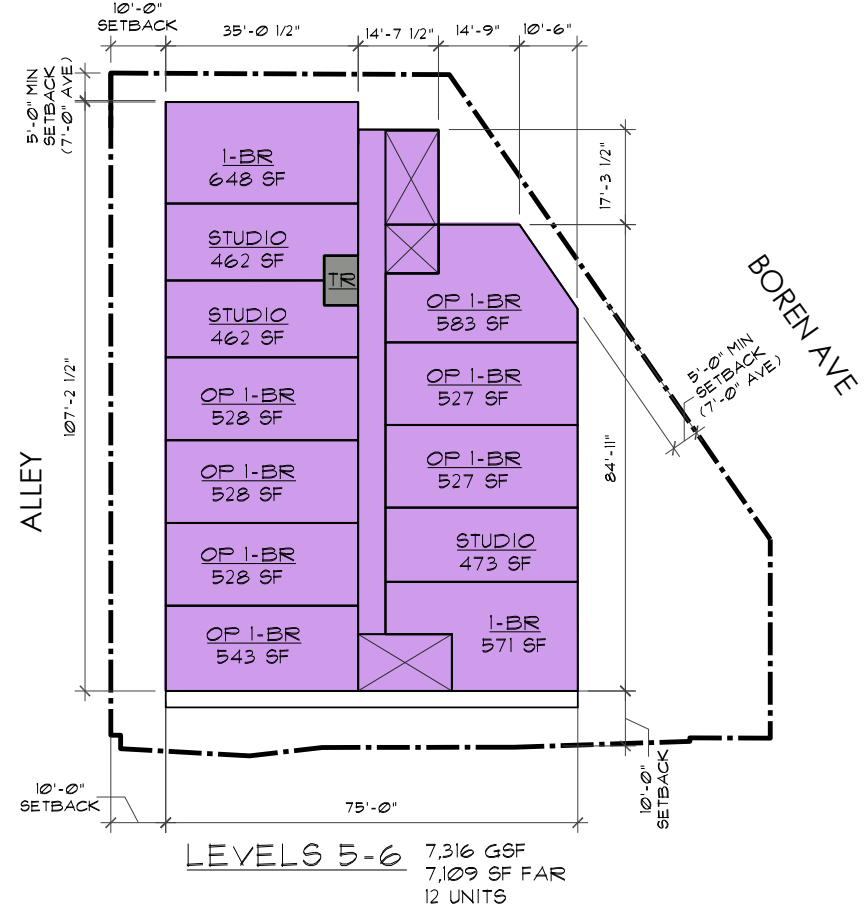
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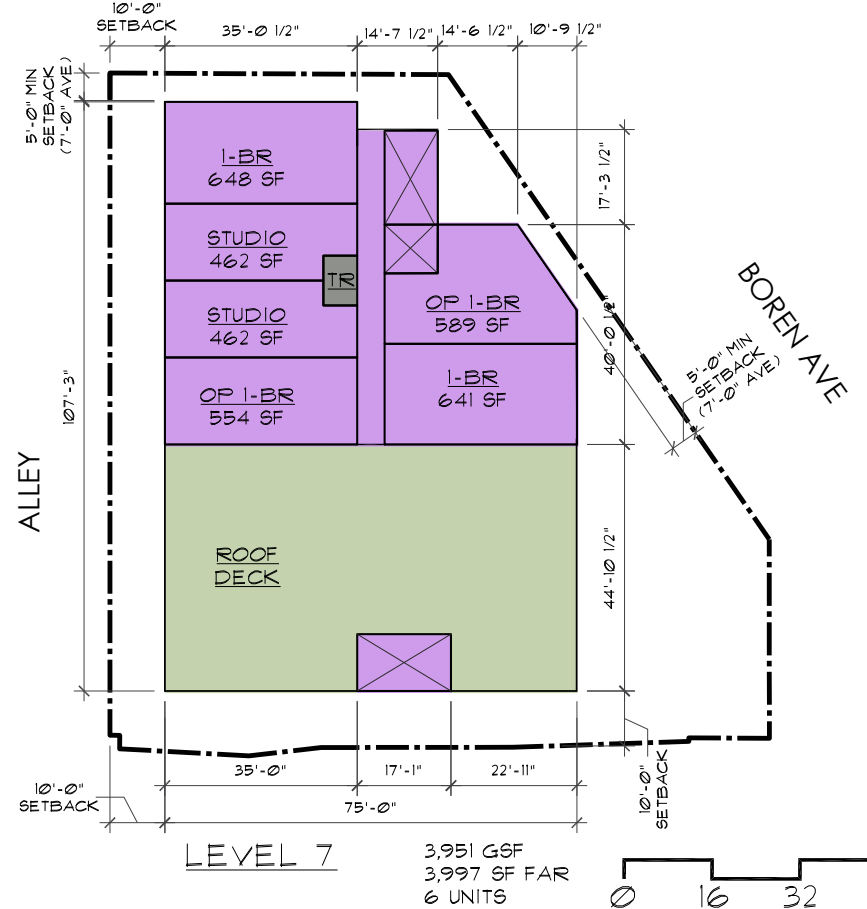
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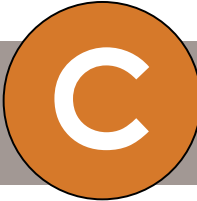
E SPRUCE ST



E SPRUCE ST



SCHEME



Bar [Preferred Scheme]

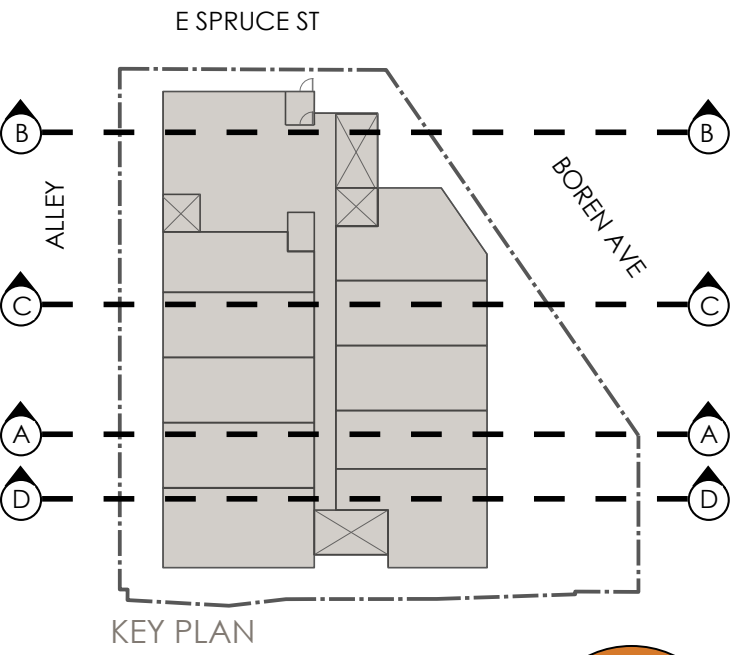
Shelter
HOLDINGS LLC

JOHNSTON ARCHITECTS PLLC

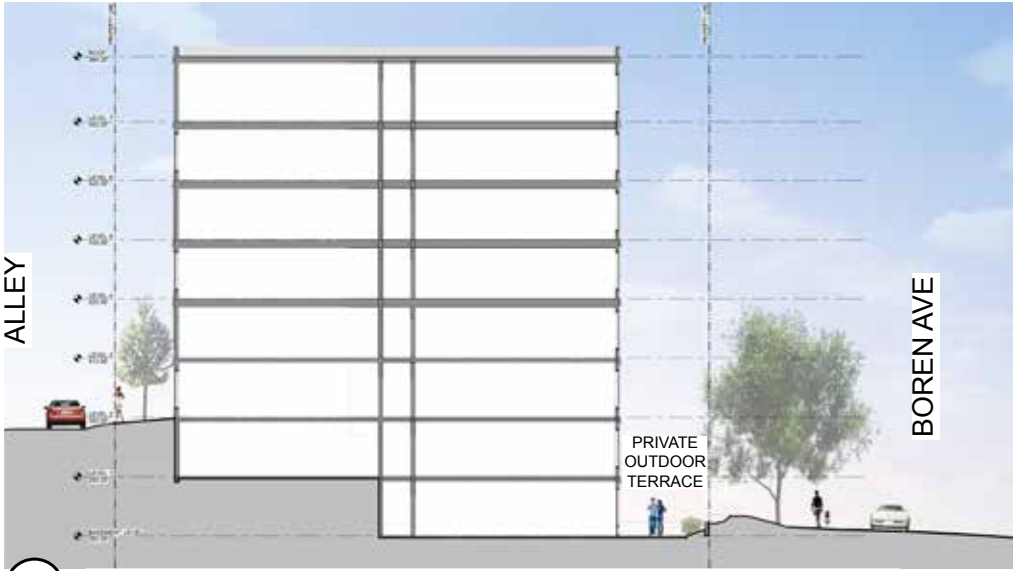




(A) SECTION LOOKING NORTH



(B) SECTION LOOKING NORTH



(C) SECTION LOOKING NORTH



(D) SECTION LOOKING NORTH



SIDING STUDY - METAL PANEL AND FIBER CEMENT BOARD



SIDING STUDY - METAL PANEL AND FIBER CEMENT BOARD



SIDING STUDY - METAL PANEL AND FIBER CEMENT BOARD



SIDING STUDY - METAL PANEL



VIEW FROM BOREN LOOKING SOUTH



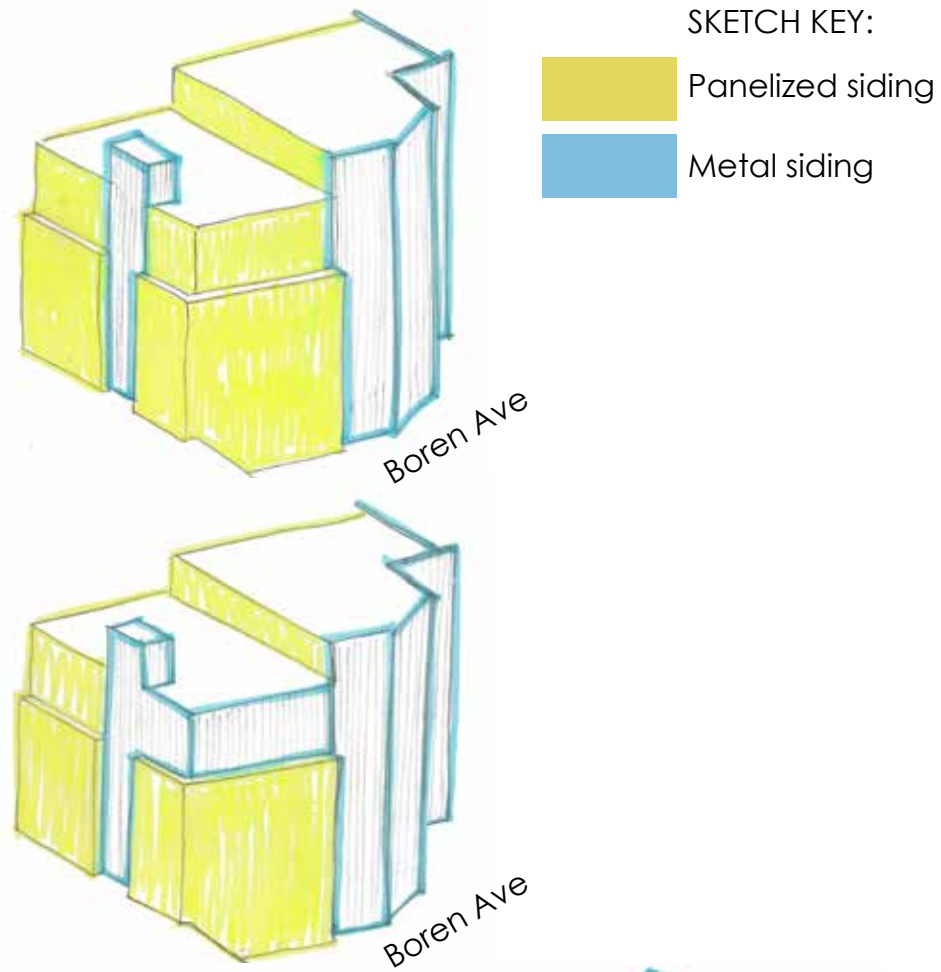
VIEW FROM EAST LOOKING WEST ACROSS BOREN



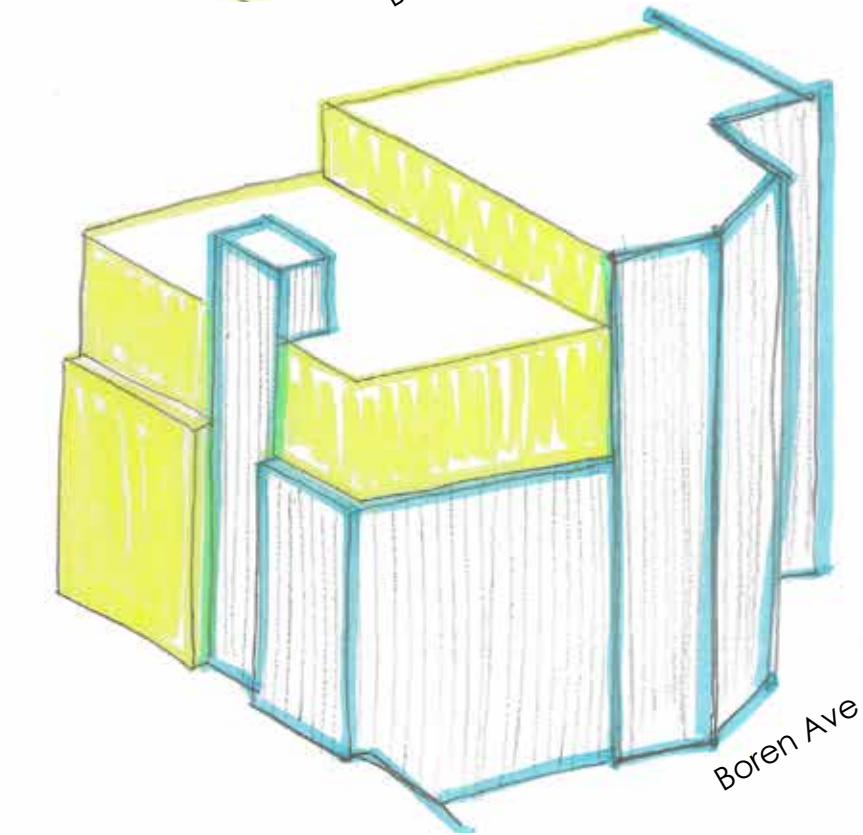
SPRUCE STREET WALKING EAST TOWARDS ENTRY LOBBY



VIEW FROM ALLEY LOOKING NORTH



DESIGN INSPIRATION: colorful, playful panelized siding



SIDING STUDY - INTERLOCKING MATERIALS



DESIGN INSPIRATION: multi-width, textural metal panels



EAST (BOREN AVE)



NORTH (SPRUCE ST)



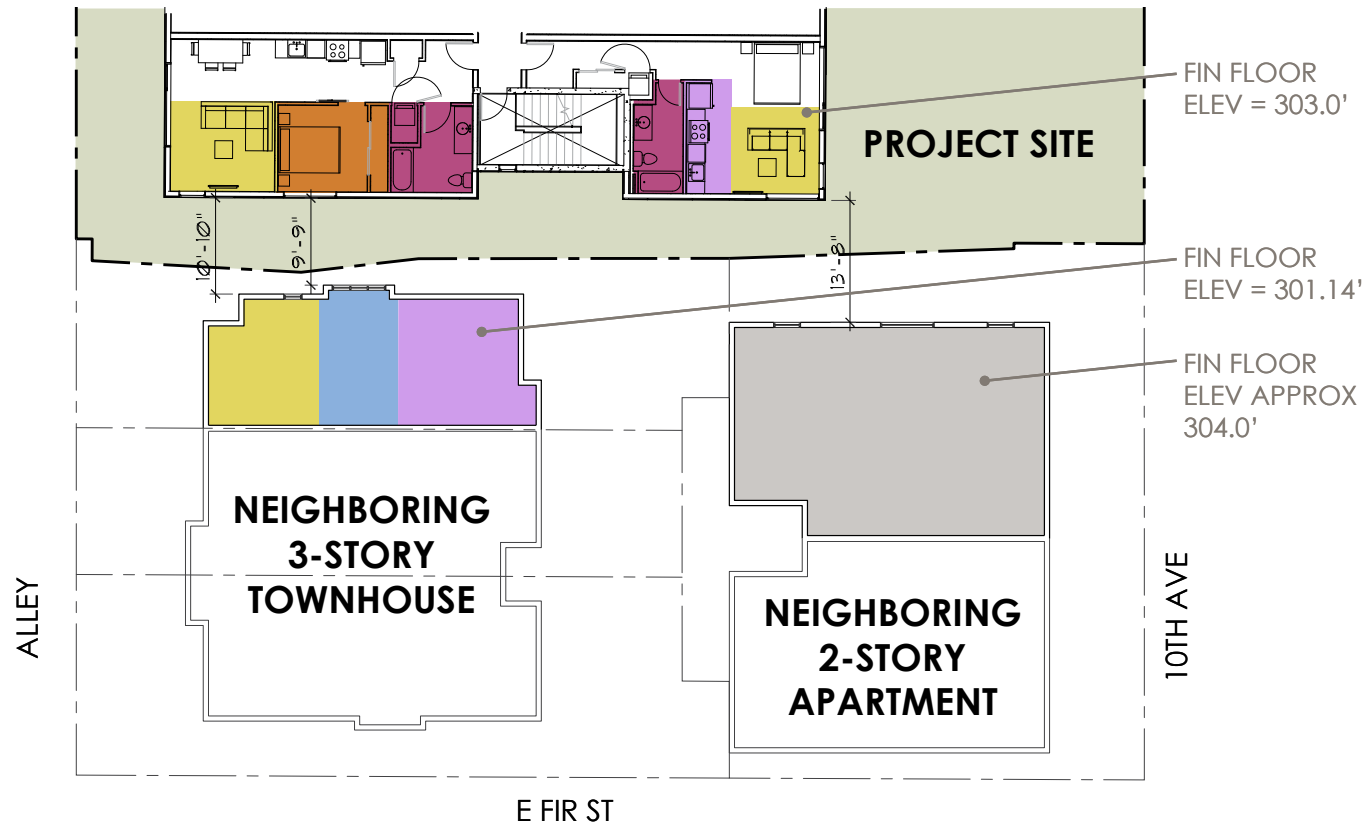
WEST (ALLEY)



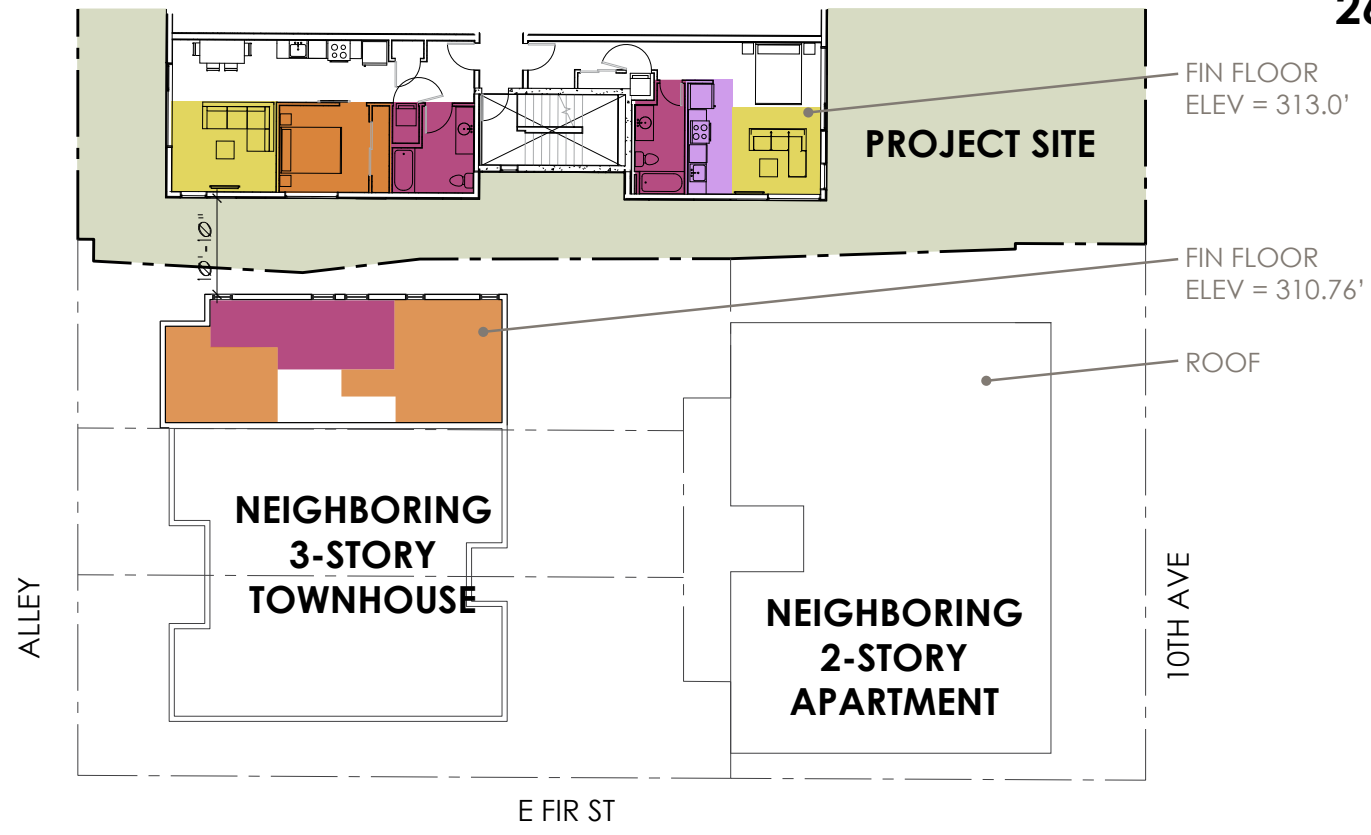
SOUTH

USE DIAGRAM KEY:

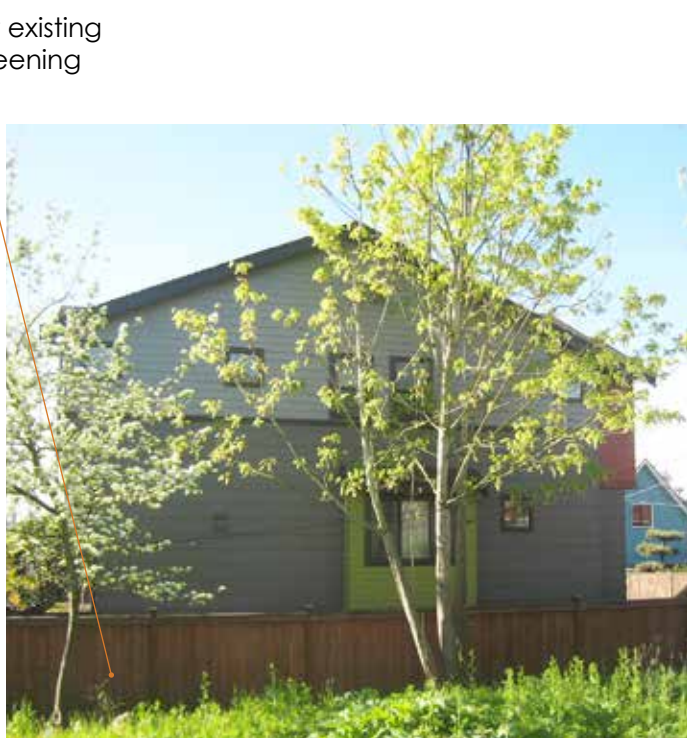
- Living Room
- Dining Room
- Kitchen
- Bedroom
- Bathroom
- Unknown Use



LEVEL 2 PLAN DIAGRAM



LEVEL 3 PLAN DIAGRAM



Development Objectives:

The proposal aims to respond to and respect the existing context while setting a precedent for good design for future projects in the immediate vicinity. Nestled into the hillside, the building engages Boren, enhancing the street frontage in an area where existing buildings are sited far above the street elevation. In an effort to reduce the perceived scale, the building is partially buried and steps down in height from north to south, responding to the existing slope of Boren and existing neighboring uses. Additionally, the activity node occurs at the prominent northeast corner, strengthening the existing pedestrian connection between Broadway and Boren. Dynamic materials, including textural and color variations, will add to the diverse neighborhood character.



SE AXON AERIAL VIEW



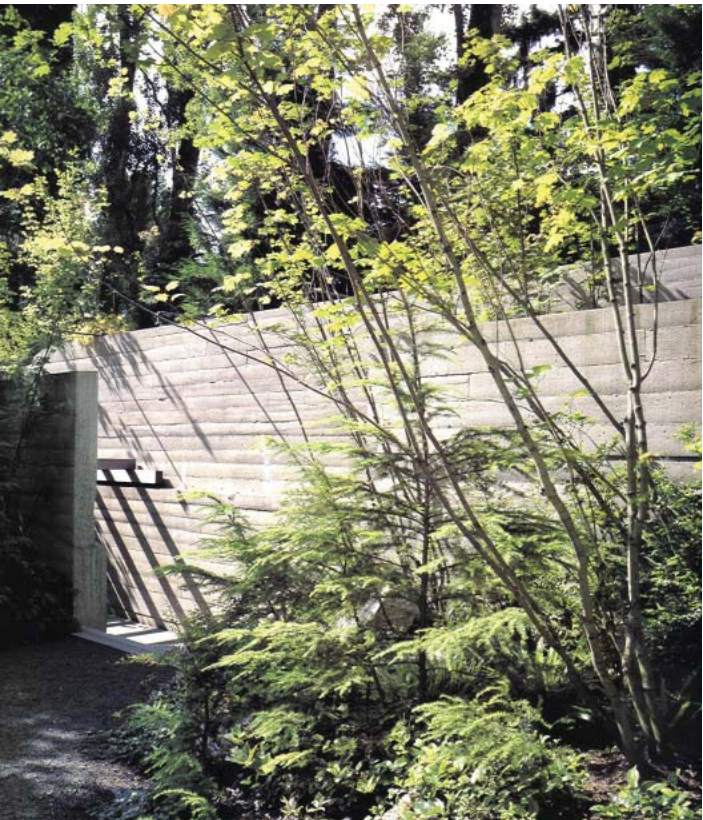
NE AXON AERIAL VIEW



Karen Kiest | Landscape Architects



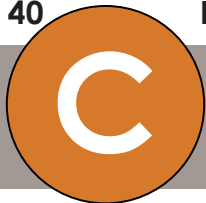
entry hangout

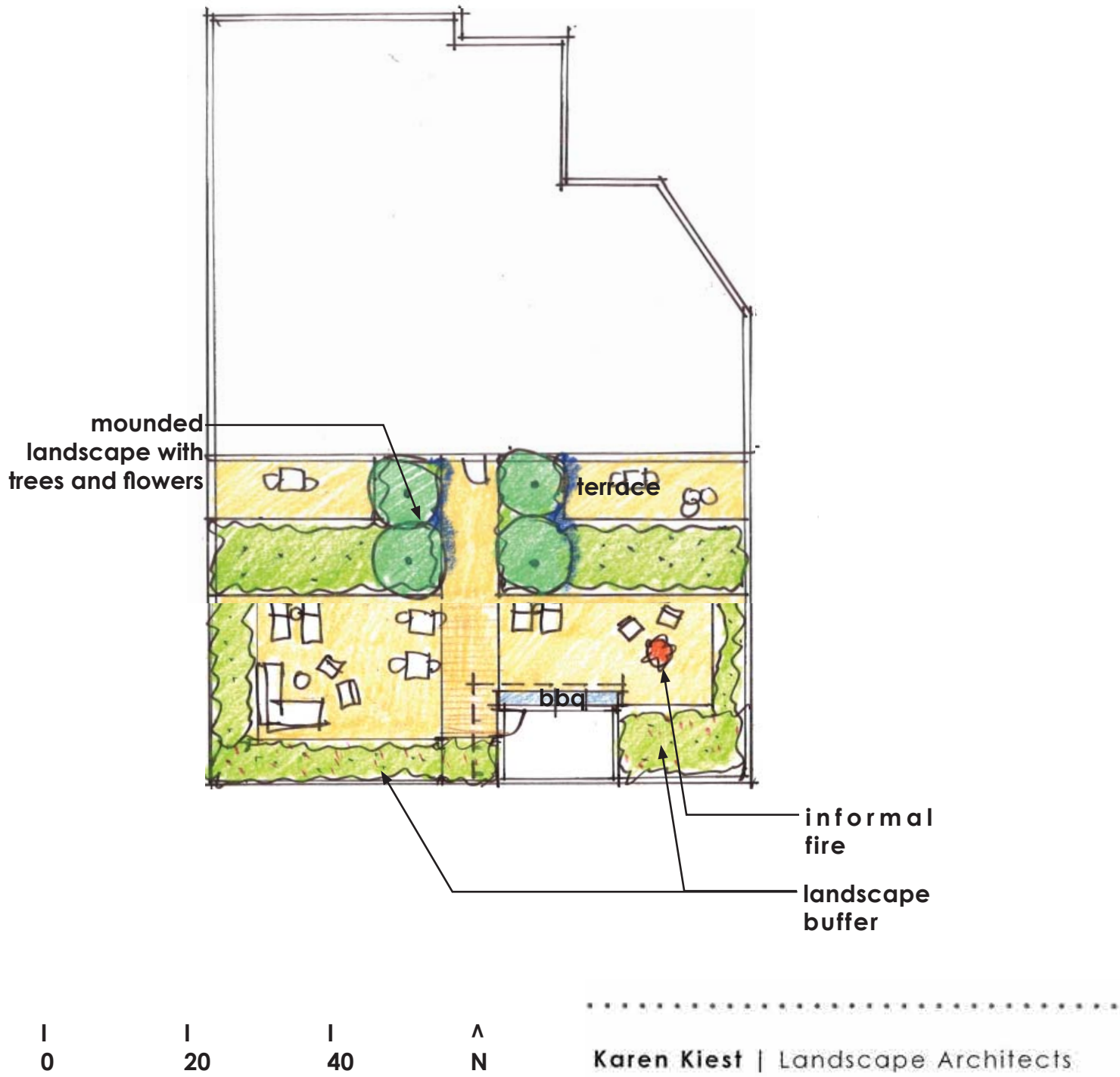


treelets @ alley



stormwater planter





mounded landscape with trees and flowers



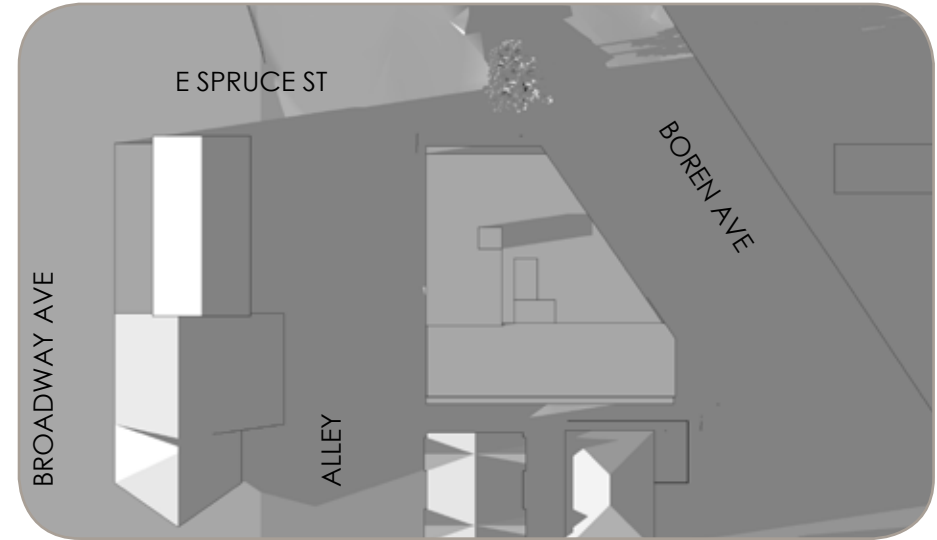
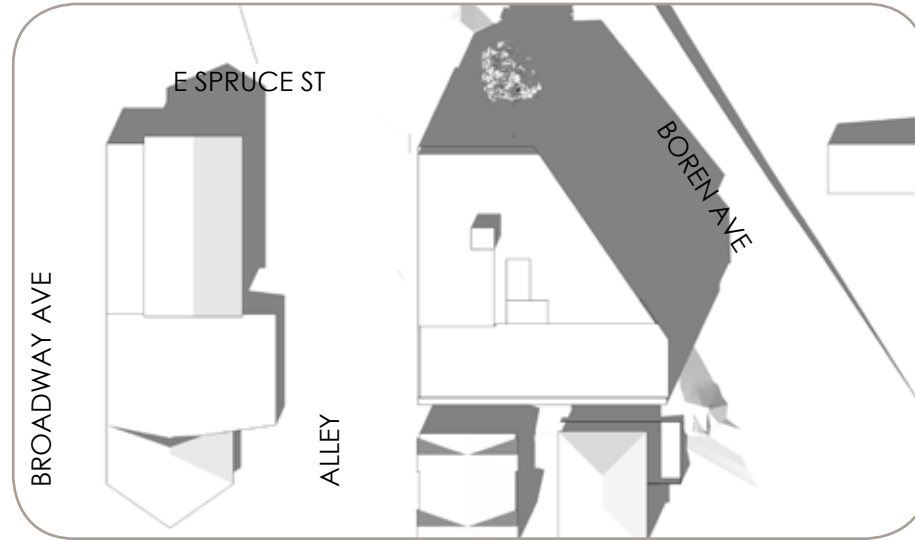
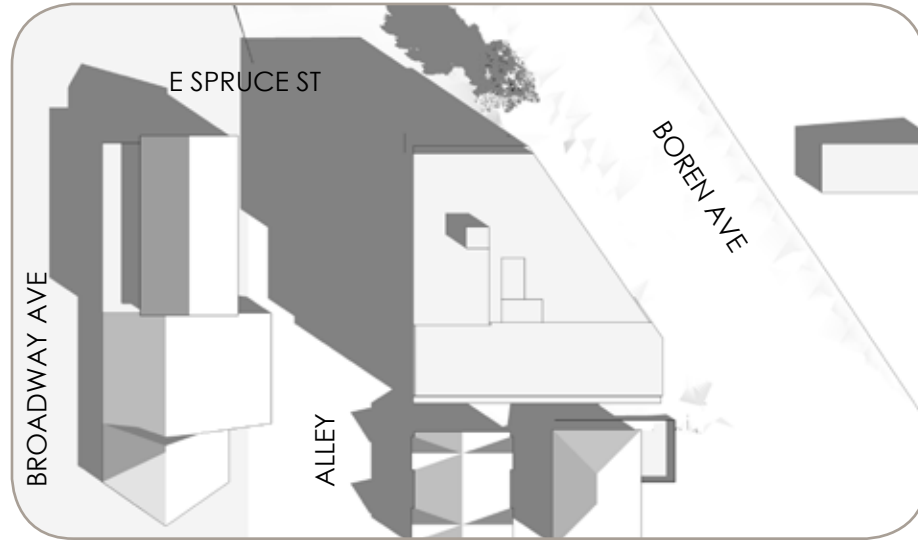
barbecue and seating



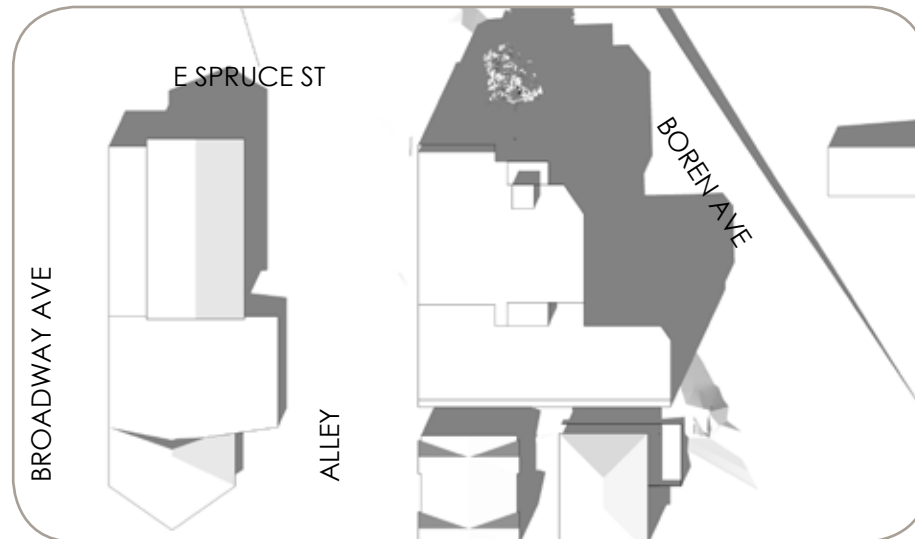
informal fire



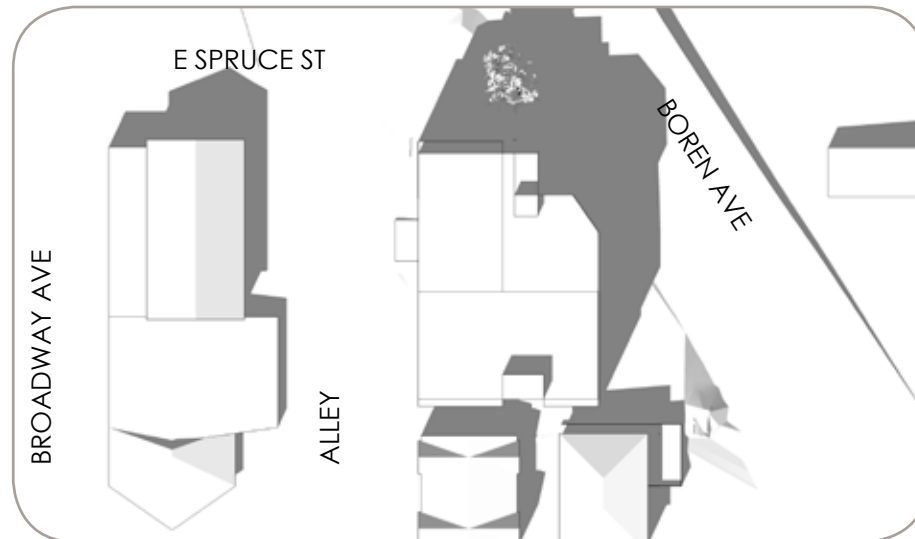
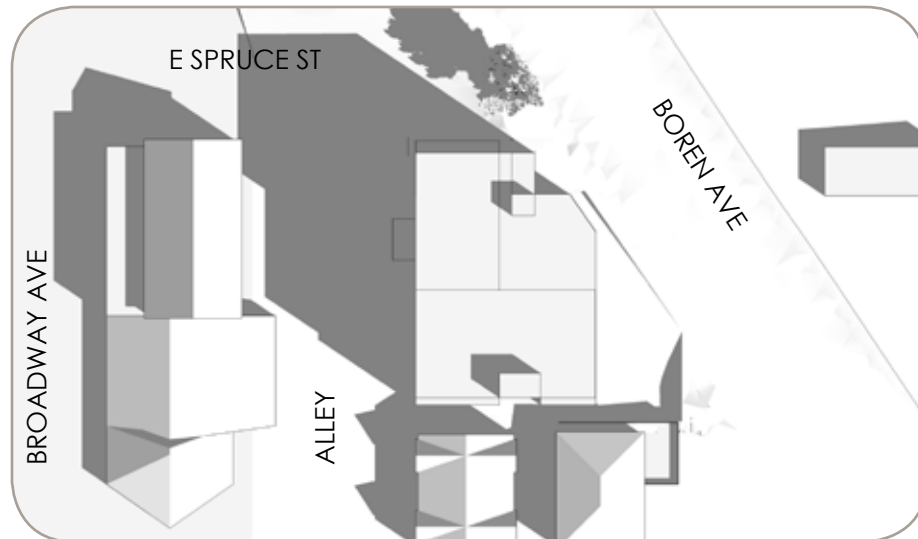
A
SCHEME A
BLOCK



B
SCHEME B
L-SHAPE



C
SCHEME C
BAR [PREFERRED]



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ARTICULATED COLORS / MATERIALS



COMMUNAL COURTYARD



TACTILE MATERIALS



CREATIVE SITE DESIGN



VISIBLE SUSTAINABLE PRACTICES



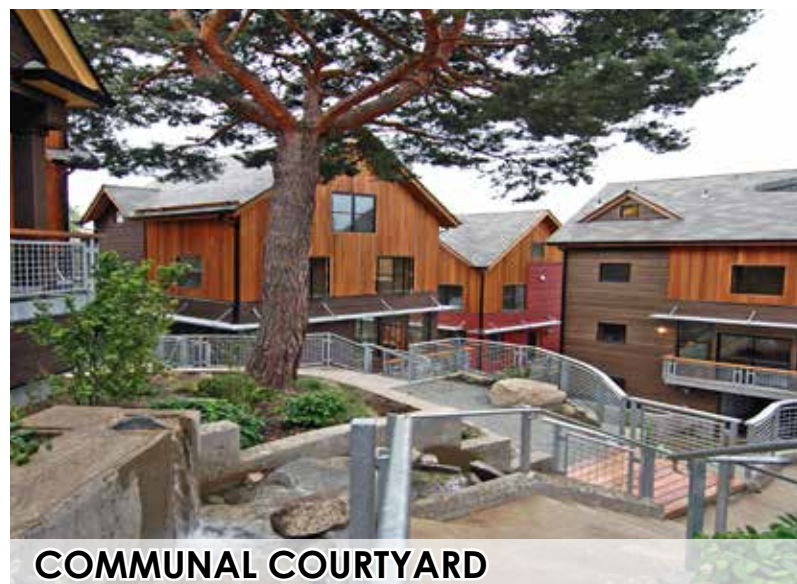
FENESTRATION / MATERIAL PATTERNING



LIVABLE COMMUNAL SPACE



FENESTRATION / MATERIAL PATTERNING



COMMUNAL COURTYARD



STREET-LEVEL ENGAGEMENT



FINE-GRAIN ARCHITECTURAL DETAIL



ARTICULATION OF MASSING